Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7/37 CLIFTON GROVE CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$726,500	Property type	House	Suburb	Carrum Downs
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
2/13 GONIS CRESCENT CARRUM DOWNS VIC 3201	$720,000	15-Aug-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 August 2025

OBrien Real Estate

Symone Gatt
M 0430 003 583
E symone.gatt@obre.com.au



2/13 GONIS CRESCENT CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS **$720,000** Sold Date **15-Aug-25**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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