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	31 Fernwren Place, Carrum Downs VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$700,000

Median sale price

Median price	$740,000	Property Type	House	Suburb	Carrum Downs
Period - From	01/05/2025	to	30/10/2025	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Nia Court Carrum Downs VIC 3201	$701,000	19/08/2025
4A Madden Street, Seaford VIC 3198	$691,000	29/09/2025
2/73 Lyrebird Drive, Carrum Downs VIC 3201	$708,000	25/07/2025

This Statement of Information was prepared on: 31/10/2025