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	28 Bushlark Drive, Carrum Downs Vic 3201

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $755,000 Property Type House Suburb Carrum Downs

Period - From 01/10/2024 to 30/09/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	65 Jacana Dr CARRUM DOWNS 3201	$790,000	08/11/2025
2	184 Hall Rd CARRUM DOWNS 3201	$788,000	05/09/2025
3	3 St Agnes Ct CARRUM DOWNS 3201	$825,000	17/08/2025

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 six months.~~

This Statement of Information was prepared on: 20/11/2025 14:35

28 Bushlark Drive, Carrum Downs Vic 3201

JellisCraig



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$770,000 - $830,000
Median House Price
Year ending September 2025: $755,000

Comparable Properties



65 Jacana Dr CARRUM DOWNS 3201 (REI)

3 2 2

Price: $790,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments



184 Hall Rd CARRUM DOWNS 3201 (REI/VG)

3 2 2

Price: $788,000
Method: Private Sale
Date: 05/09/2025
Property Type: House
Land Size: 544 sqm approx

Agent Comments



3 St Agnes Ct CARRUM DOWNS 3201 (REI/VG)

3 2 2

Price: $825,000
Method: Auction Sale
Date: 17/08/2025
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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