

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**25 CURRAWONG DRIVE, CARRUM**

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Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$775,000 to \$810,000**

Provided by: Leanne Chapman, Harcourts Real Estate Carrum Downs

## MEDIAN SALE PRICE



**CARRUM DOWNS, VIC, 3201**

Suburb Median Sale Price (House)

**\$750,000**

01 October 2024 to 30 September 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**42 BALMAIN DR, CARRUM DOWNS, VIC 3201**

3 1 2

Sale Price

**\$811,000**

Sale Date: 03/06/2025

Distance from Property: 1.1km



**177 LYREBIRD DR, CARRUM DOWNS, VIC 3201**

3 2 2

Sale Price

**\$805,000**

Sale Date: 26/05/2025

Distance from Property: 426m



**28 LUSCOMBE AVE, CARRUM DOWNS, VIC**

3 1 2

Sale Price

**\$785,000**

Sale Date: 18/07/2025

Distance from Property: 785m



This report has been compiled on 13/10/2025 by Harcourts Real Estate Carrum Downs. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

25 CURRAWONG DRIVE, CARRUM DOWNS, VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$775,000 to \$810,000


### Median sale price

Median price: \$750,000

Property type: House

Suburb: CARRUM DOWNS

Period: 01 October 2024 to 30 September 2025

Source: 

### Comparable property sales

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
42 BALMAIN DR, CARRUM DOWNS, VIC 3201	\$811,000	03/06/2025
177 LYREBIRD DR, CARRUM DOWNS, VIC 3201	\$805,000	26/05/2025
28 LUSCOMBE AVE, CARRUM DOWNS, VIC 3201	\$785,000	18/07/2025

This Statement of Information was prepared on: 13/10/2025