

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

4 LANCASTER CRESCENT 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

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

41 SANDSTONE CIRCUIT CARRUM DOWNS VIC 3201	\$705,000	06-Feb-25
6 FIRTH CLOSE CARRUM DOWNS VIC 3201	\$700,000	16-Mar-24
95 WILLIAM ROAD CARRUM DOWNS VIC 3201	\$777,500	03-Mar-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.~~

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41 SANDSTONE CIRCUIT CARRUM DOWNS VIC 3201

 4  2  2

Sold Price

\$705,000

Sold Date

06-Feb-25

Distance

0.1km



6 FIRTH CLOSE CARRUM DOWNS VIC 3201

 4  2  1

Sold Price

\$700,000

Sold Date

16-Mar-24

Distance

0.22km



95 WILLIAM ROAD CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

\$777,500

Sold Date

03-Mar-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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