

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 MATTS PLACE 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

\$850,000

&

\$905,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2025

to

31 May 2026

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

9 GROVE COURT CARRUM DOWNS VIC 3201	\$851,500	23-Feb-26
7 WEBSTER COURT CARRUM DOWNS VIC 3201	\$870,000	21-Apr-26
39 PROTEA STREET CARRUM DOWNS VIC 3201	\$916,000	28-May-26

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: 09 June 2026



9 GROVE COURT CARRUM DOWNS VIC 3201 Sold Price

^{RS} **\$851,500** Sold Date **23-Feb-26**

 3  2  2

Distance **0.04km**



7 WEBSTER COURT CARRUM DOWNS VIC 3201

Sold Price **\$870,000** Sold Date **21-Apr-26**

 4  2  2

Distance **0.22km**



39 PROTEA STREET CARRUM DOWNS VIC 3201

Sold Price ^{RS} **\$916,000** Sold Date **28-May-26**

 4  2  2

Distance **1.34km**

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

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