

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

1/40 WILLIAM ROAD 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

\$599,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2025

to

30 Jun 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

19/21 HALL ROAD CARRUM DOWNS VIC 3201	\$640,000	26-Mar-26
8/25 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$619,000	07-Jan-26
11/48 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$606,000	29-Apr-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: 01 July 2026

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**19/21 HALL ROAD CARRUM
DOWNS VIC 3201**
 3  1  2

Sold Price

\$640,000

Sold Date

26-Mar-26

Distance

0.3km

**8/25 ROBIN DRIVE CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price

\$619,000

Sold Date

07-Jan-26

Distance

0.44km

**11/48 BRODERICK ROAD CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price

\$606,000

Sold Date

29-Apr-26

Distance

0.74km
RS = Recent sale

UN = Undisclosed Sale

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