

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

2 MARCELLA 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

\$725,000

&

\$775,000

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

7 CHARLEVILLE COURT CARRUM DOWNS VIC 3201	\$763,000	04-Mar-26
6 LORETTA STREET CARRUM DOWNS VIC 3201	\$780,000	27-Feb-26
4 LINDEN COURT CARRUM DOWNS VIC 3201	\$736,000	27-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: 13 June 2026

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**7 CHARLEVILLE COURT CARRUM
DOWNS VIC 3201**
 3  2  1

Sold Price

\$763,000

 Sold Date **04-Mar-26**

 Distance **0.29km**

**6 LORETTA STREET CARRUM
DOWNS VIC 3201**
 3  1  2

Sold Price

\$780,000

 Sold Date **27-Feb-26**

 Distance **0.3km**

**4 LINDEN COURT CARRUM
DOWNS VIC 3201**
 3  2  1

Sold Price

^{RS} **\$736,000**

 Sold Date **27-May-26**

 Distance **0.32km**
RS = Recent sale

UN = Undisclosed Sale

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