

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

6/9 BUSHLARK DRIVE 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2024

to

30 Jun 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

4/31 CADLES ROAD CARRUM DOWNS VIC 3201	\$490,000	20-Feb-25
11/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$508,000	22-Feb-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.

This Statement of Information was prepared on: 25 July 2025

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**4/31 CADLES ROAD CARRUM
DOWNS VIC 3201** 2  1  1Sold Price **\$490,000** Sold Date **20-Feb-25**Distance **1.41km****11/41-43 CADLES ROAD CARRUM
DOWNS VIC 3201** 3  1  1Sold Price **\$508,000** Sold Date **22-Feb-25**Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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