

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

21/21 HALL 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

\$495,000

&

\$535,000

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

Corelogic

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

13/37 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$535,000	13-Jun-25
4/31 CADLES ROAD CARRUM DOWNS VIC 3201	\$490,000	20-Feb-25
32/15 BALMAIN DRIVE CARRUM DOWNS VIC 3201	\$560,000	30-Apr-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: 17 July 2025

Ben Quatrini

M 0408 336 157

E ben.quatrini@obre.com.au



**13/37 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

^{RS} **\$535,000**

Sold Date

13-Jun-25

Distance

0.41km



**4/31 CADLES ROAD CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$490,000

Sold Date

20-Feb-25

Distance

0.84km



**32/15 BALMAIN DRIVE CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$560,000

Sold Date

30-Apr-25

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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