



FROG PROPERTY

Sales & Management

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

1/74 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

\$680,000

&

\$720,000

Median sale price

Median price

\$590,000

Property type

House

Suburb

Seaford

Period - From

01 April 2024

to

31 March 2025

Source



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 six 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
1/134 Cadles Rd, Carrum Downs, VIC 3201	\$725,000	12/04/2025
1/98 Cadles Rd, Carrum Downs, VIC 3201	\$720,000	10/04/2025
13/134 Cadles Rd, Carrum Downs, VIC 3201	\$713,000	10/04/2025

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 six months.~~

This Statement of Information was prepared on: 13 May 2025

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www.FrogProperty.com.au

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