

Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 20 COLES PARKWAY

Suburb: CARRUM DOWNS

State: VIC

Postcode: 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: \$ 920000 and \$ 1000000

Median sale price

Median price: \$ 875000

Property type: House

Suburb: Carrum Downs

Period - From: 01 / 06 / 2025 to: 27 / 07 / 2025 Source: Realestate website

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 28, Broderick Rd, Carrum Downs	\$ 880000	01 / 07 / 2025
2 66 Songlark crescent, Carrum Downs	\$ 900000	24 / 06 / 2025
3 16, Coles Parkway, Carrum Downs	\$ 875000	23 / 06 / 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: 28 July 2025