

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

2/73 LYREBIRD 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

\$680,000

&

\$720,000

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

5/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201	\$695,000	10-May-25
12 WATTLEWOODS PLACE CARRUM DOWNS VIC 3201	\$730,000	17-Jan-25
39 SURFERS CRESCENT CARRUM DOWNS VIC 3201	\$680,000	01-Mar-25

OR

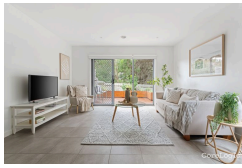
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 July 2025

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5/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

\$695,000

Sold Date **10-May-25**

Distance

1.33km



12 WATTLEWOODS PLACE CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

\$730,000

Sold Date **17-Jan-25**

Distance

1.48km



39 SURFERS CRESCENT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

\$680,000

Sold Date **01-Mar-25**

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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