

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

3 BOTANY 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Townhouse

Suburb

Carrum Downs

Period-from

01 Aug 2024

to

31 Jul 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

1/16 BRADFORD DRIVE CARRUM DOWNS VIC 3201	\$685,000	30-Jun-25
23/12 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$658,000	06-May-25
1 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$650,000	31-May-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: 05 August 2025

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1/16 BRADFORD DRIVE CARRUM
DOWNS VIC 3201

Sold Price

^{RS}

\$685,000

Sold Date

30-Jun-25



3



2



2

Distance

1.2km



23/12 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201

Sold Price

\$658,000

Sold Date

06-May-25



3



2



2

Distance

0.6km



1 BOTANY DRIVE CARRUM DOWNS
VIC 3201

Sold Price

\$650,000

Sold Date

31-May-25



3



2



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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