

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

1A WILDCROFT COURT CARRUM DOWNS VIC 3201	\$730,000	22-Jun-25
5/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201	\$695,000	10-May-25
2/16A WILLIAM ROAD CARRUM DOWNS VIC 3201	\$690,000	13-Feb-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: 18 July 2025

Ben Quatrini

M 0408 336 157

E ben.quatrini@obre.com.au



**1A WILDCROFT COURT CARRUM
DOWNS VIC 3201**

Sold Price

^{RS}

\$730,000

Sold Date

22-Jun-25

 3

 2

 2

Distance

0.32km



**5/7 KOOMALOO PLACE CARRUM
DOWNS VIC 3201**

Sold Price

\$695,000

Sold Date

10-May-25

 3

 2

 2

Distance

1.33km



**2/16A WILLIAM ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$690,000

Sold Date

13-Feb-25

 3

 2

 2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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