

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

16/41-43 CADLES 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

\$500,000

&

\$550,000

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

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

11/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$508,000	22-Feb-25
24/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$580,000	17-Jul-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: 31 July 2025

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**11/41-43 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price **\$508,000** Sold Date **22-Feb-25**

Distance **0km**



**24/49 OBERON DRIVE CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price ^{RS} **\$580,000** Sold Date **17-Jul-25**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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