

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

5/93 ALLIED 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

\$570,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2024

to

31 May 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

12/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$665,000	22-Apr-25
18/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$620,000	01-Feb-25
2/27 HALL ROAD CARRUM DOWNS VIC 3201	\$600,000	02-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: 11 June 2025



**12/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price

^{RS} **\$665,000**

Sold Date

22-Apr-25

Distance

1.13km



**18/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price

\$620,000

Sold Date

01-Feb-25

Distance

1.13km



**2/27 HALL ROAD CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price

\$600,000

Sold Date

02-Feb-25

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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