

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

1 MORGAN COURT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2024

to

30 Sep 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

7/37 CLIFTON GROVE CARRUM DOWNS VIC 3201	\$720,000	30-Aug-25
3 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$712,000	13-Aug-25
28 SURFERS CRESCENT CARRUM DOWNS VIC 3201	\$650,000	18-Aug-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: 06 October 2025

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**7/37 CLIFTON GROVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$720,000

Sold Date **30-Aug-25**

Distance

1.15km



**3 BOTANY DRIVE CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

^{RS} **\$712,000**

Sold Date **13-Aug-25**

Distance

1.14km



**28 SURFERS CRESCENT CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

^{RS} **\$650,000**

Sold Date **18-Aug-25**

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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