

## 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

1/48 BRODERICK ROAD CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2024

to

31 Aug 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

23 SANCTUARY DRIVE CARRUM DOWNS VIC 3201	\$640,000	14-Jul-25
52 TUCKER BOULEVARD CARRUM DOWNS VIC 3201	\$630,000	08-Jun-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: 13 September 2025

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**23 SANCTUARY DRIVE CARRUM  
DOWNS VIC 3201**

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Sold Price

RS

**\$640,000**

Sold Date

**14-Jul-25**

Distance

**0.75km****52 TUCKER BOULEVARD CARRUM  
DOWNS VIC 3201**

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Sold Price

**\$630,000**

Sold Date

**08-Jun-25**

Distance

**0.82km****1 BOTANY DRIVE CARRUM DOWNS  
VIC 3201**

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Sold Price

**\$650,000**

Sold Date

**31-May-25**

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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