

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

11 MAPLEWOOD 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

\$745,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

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

26 WHIPBIRD DRIVE CARRUM DOWNS VIC 3201	\$820,000	22-Aug-25
5 MELLOWOOD COURT CARRUM DOWNS VIC 3201	\$805,000	13-Aug-25
9 RUNDLE DRIVE CARRUM DOWNS VIC 3201	\$801,000	27-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: 28 October 2025

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**26 WHIPBIRD DRIVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$820,000

Sold Date **22-Aug-25**

Distance

1.3km



**5 MELLOWOOD COURT CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$805,000

Sold Date **13-Aug-25**

Distance

0.72km



**9 RUNDLE DRIVE CARRUM DOWNS
VIC 3201**

 3  2  2

Sold Price

^{RS} **\$801,000**

Sold Date **27-Aug-25**

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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