

## 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

14 JACANA DRIVE 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

\$740,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Dec 2024

to

30 Nov 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

|  |           |           |
|--|-----------|-----------|
| 4 LEWIN STREET CARRUM DOWNS VIC 3201   | \$836,000 | 18-Aug-25 |
| 3 ROSEMARY COURT CARRUM DOWNS VIC 3201 | \$770,000 | 28-Aug-25 |
| 190 HALL ROAD CARRUM DOWNS VIC 3201    | \$770,000 | 26-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: 11 December 2025

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**4 LEWIN STREET CARRUM DOWNS VIC 3201**

3 1 -

Sold Price **\$836,000** Sold Date **18-Aug-25**Distance **0.57km****3 ROSEMARY COURT CARRUM DOWNS VIC 3201**

3 1 -

Sold Price **\$770,000** Sold Date **28-Aug-25**Distance **1.56km****190 HALL ROAD CARRUM DOWNS VIC 3201**

3 1 2

Sold Price Sold Date **26-Aug-25**Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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