

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

17/11 Brunnings Road, Carrum Downs Vic 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$620,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Carrum Downs

Period - From

23/09/2025

to

22/09/2026

Source

Property Data

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 six 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
1	1/53 Jacana Dr CARRUM DOWNS 3201	\$622,000	31/07/2026
2	4/11 Brunnings Rd CARRUM DOWNS 3201	\$605,000	07/06/2026
3			

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 six months.

This Statement of Information was prepared on:

23/09/2026 10:52



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000
Median Unit Price
23/09/2025 - 22/09/2026: \$645,000

Comparable Properties

1/53 Jacana Dr CARRUM DOWNS 3201 (REI)

Agent Comments

2 1 1

Price: \$622,000
Method:
Date: 31/07/2026
Property Type: Unit



4/11 Brunnings Rd CARRUM DOWNS 3201 (REI)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 07/06/2026
Property Type: Unit

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 six months.