

## 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

10 CICADA COURT 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

\$650,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

3 CURRAWONG DRIVE CARRUM DOWNS VIC 3201	\$690,000	07-Nov-24
9 JULIANA DRIVE CARRUM DOWNS VIC 3201	\$700,000	16-Nov-24
7 VAN HAASTER GROVE SKYE VIC 3977	\$710,000	15-Feb-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 April 2025



**3 CURRAWONG DRIVE CARRUM  
DOWNS VIC 3201**

 3  1  2

Sold Price **\$690,000** Sold Date **07-Nov-24**

Distance **0.26km**



**9 JULIANA DRIVE CARRUM  
DOWNS VIC 3201**

 3  1  2

Sold Price **\$700,000** Sold Date **16-Nov-24**

Distance **0.75km**



**7 VAN HAASTER GROVE SKYE VIC  
3977**

 3  1  2

Sold Price **\$710,000** Sold Date **15-Feb-25**

Distance **1.67km**

RS = Recent sale      UN = Undisclosed Sale

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