

## 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

12 GREENWOOD 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Apr 2025

to

31 Mar 2026

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

|  |           |           |
|--|-----------|-----------|
| 24 COCKATOO DRIVE CARRUM DOWNS VIC 3201  | \$855,000 | 29-Nov-25 |
| 17 GREENWOOD DRIVE CARRUM DOWNS VIC 3201 | \$819,900 | 03-Mar-26 |
| 17 BLUE WREN RISE CARRUM DOWNS VIC 3201  | \$760,000 | 02-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: 30 April 2026



### 24 COCKATOO DRIVE CARRUM DOWNS VIC 3201

 4  2  4

Sold Price

**\$855,000**Sold Date **29-Nov-25**

Distance

**0.31km**

### 17 GREENWOOD DRIVE CARRUM DOWNS VIC 3201

 3  1  2

Sold Price

**\$819,900**Sold Date **03-Mar-26**

Distance

**0.08km**

### 17 BLUE WREN RISE CARRUM DOWNS VIC 3201

 4  2  2

Sold Price

**\$760,000**Sold Date **02-May-25**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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