

# **STATEMENT OF INFORMATION**

3 HELLENIC COURT, CARRUM DOWNS, VIC 3201

PREPARED BY JOSHUA WELLS, AREA SPECIALIST, PHONE: 0467483021

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 3 HELLENIC COURT, CARRUM DOWNS,

3

1

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#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$695,000 to \$764,500**

Provided by: Joshua Wells, Area Specialist

## MEDIAN SALE PRICE



### CARRUM DOWNS, VIC, 3201

Suburb Median Sale Price (House)

**\$782,000**

01 January 2025 to 31 December 2025

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



### 10 PARAS DR, CARRUM DOWNS, VIC 3201

3

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Sale Price

**\$735,000**

Sale Date: 03/09/2025

Distance from Property: 151m



### 3 ROSEMARY CRT, CARRUM DOWNS, VIC 3201

3

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Sale Price

**\$770,000**

Sale Date: 28/08/2025

Distance from Property: 462m



### 4 EARNSHAW DR, CARRUM DOWNS, VIC 3201

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Sale Price

**\$750,000**

Sale Date: 25/08/2025

Distance from Property: 569m



This report has been compiled on 27/01/2026 by Area Specialist. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 HELLENIC 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)

Price Range: \$695,000 to \$764,500

### Median sale price

Median price \$782,000

Property type

House

Suburb

CARRUM DOWNS

Period

01 January 2025 to 31 December 2025

Source

 pricefinder

### Comparable property sales

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

10 PARAS DR, CARRUM DOWNS, VIC 3201	\$735,000	03/09/2025
3 ROSEMARY CRT, CARRUM DOWNS, VIC 3201	\$770,000	28/08/2025
4 EARNSHAW DR, CARRUM DOWNS, VIC 3201	\$750,000	25/08/2025

This Statement of Information was prepared on:

27/01/2026