

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 20/75 Herbert Road, Carrum Downs, VIC 3201

Indicative selling price

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

Price Range

\$624,000

&

\$682,000

Median sale price

Median price

\$619,500

Property Type

House

Suburb

Carrum Downs (3201)

Period - From

01/07/2025

to

30/06/2026

Source

PropTrack

Comparable property sales

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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
8/4 HERBERT ROAD, CARRUM DOWNS VIC 3201	\$680,000	16/05/2026
29/75 HERBERT ROAD, CARRUM DOWNS VIC 3201	\$650,200	31/03/2026
12 WINTER LANE, CARRUM DOWNS VIC 3201	\$650,000	29/03/2026

This Statement of Information was prepared on: 06/07/2026