

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

4/197 BALLARTO ROAD CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2025

to

31 Jan 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

3/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$696,500	04-Oct-25
1/91 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$690,000	24-Dec-25
9/34 SZER WAY CARRUM DOWNS VIC 3201	\$690,000	24-Nov-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: 18 February 2026

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**3/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$696,500

Sold Date **04-Oct-25**

Distance **0.96km**



**1/91 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS} **\$690,000**

Sold Date **24-Dec-25**

Distance **0.95km**



**9/34 SZER WAY CARRUM DOWNS
VIC 3201**

 3  2  2

Sold Price

\$690,000

Sold Date **24-Nov-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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