

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

2 TOBIAS COURT 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

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,500

Property type

House

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 ALLUVIAN WAY CARRUM DOWNS VIC 3201	\$907,500	24-Jan-26
4 KATRINA COURT CARRUM DOWNS VIC 3201	\$850,000	12-Nov-25
17 SANDALWOOD GROVE CARRUM DOWNS VIC 3201	\$908,888	14-Sep-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: 05 February 2026



**3 ALLUVIAN WAY CARRUM
 DOWNS VIC 3201**

 4  2  2

Sold Price ^{RS} **\$907,500** Sold Date **24-Jan-26**

Distance **0.38km**



**4 KATRINA COURT CARRUM
 DOWNS VIC 3201**

 4  2  2

Sold Price ^{RS} **\$850,000** Sold Date **12-Nov-25**

Distance **0.11km**



**17 SANDALWOOD GROVE
 CARRUM DOWNS VIC 3201**

 4  2  2

Sold Price **\$908,888** Sold Date **14-Sep-25**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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