

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

4/35 BRUNNINGS 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2025

to

31 Dec 2025

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

11/20 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$615,000	12-Sep-25
6A BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$650,000	01-Oct-25
1/25 CADLES ROAD CARRUM DOWNS VIC 3201	\$625,000	30-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: 30 January 2026



**11/20 CARRUM WOODS DRIVE
CARRUM DOWNS VIC 3201**

3 1 1

Sold Price **\$615,000** Sold Date **12-Sep-25**

Distance **0.23km**



**6A BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price **\$650,000** Sold Date **01-Oct-25**

Distance **0.25km**



**1/25 CADLES ROAD CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price **\$625,000** Sold Date **30-Nov-25**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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