

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

7 CARRUM BELLA DRIVE 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,500

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

38 REDGUM AVENUE CARRUM DOWNS VIC 3201	\$787,000	23-Sep-25
3 ALLIED DRIVE CARRUM DOWNS VIC 3201	\$800,000	29-Oct-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.

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**38 REDGUM AVENUE CARRUM
DOWNS VIC 3201**3  1  2 Sold Price **\$787,000** Sold Date **23-Sep-25**Distance **1.82km****3 ALLIED DRIVE CARRUM DOWNS
VIC 3201**3  1  2 Sold Price **\$800,000** Sold Date **29-Oct-25**Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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