

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

12/134 CADLES 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

\$720,000

&

\$770,000

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

5/17 MADISSON CRESCENT CARRUM DOWNS VIC 3201	\$765,000	20-Oct-25
1 MORGAN COURT CARRUM DOWNS VIC 3201	\$725,000	13-Oct-25
23 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$715,000	08-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: 14 February 2026

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**5/17 MADISSON CRESCENT
CARRUM DOWNS VIC 3201**

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Sold Price **\$765,000** Sold Date **20-Oct-25**Distance **1.02km****1 MORGAN COURT CARRUM
DOWNS VIC 3201**

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Sold Price **\$725,000** Sold Date **13-Oct-25**Distance **1.49km****23 ROBIN DRIVE CARRUM DOWNS
VIC 3201**

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Sold Price **\$715,000** Sold Date **08-Nov-25**Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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