

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 SURFERS CRESCENT 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

\$622,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2025

to

28 Feb 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 PIPPA WAY CARRUM DOWNS VIC 3201	\$700,000	28-Jan-26
6 PROTEA STREET CARRUM DOWNS VIC 3201	\$680,000	14-Oct-25
10 SURFERS CRESCENT CARRUM DOWNS VIC 3201	\$670,000	11-Dec-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: 07 March 2026

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**3 PIPPA WAY CARRUM DOWNS
VIC 3201**

 3  2  1

Sold Price

^{RS} **\$700,000**

Sold Date

28-Jan-26

Distance

1.91km



**6 PROTEA STREET CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

\$680,000

Sold Date

14-Oct-25

Distance

0.53km



**10 SURFERS CRESCENT CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

\$670,000

Sold Date

11-Dec-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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