

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

5 BELMONT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

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

22 PARTRIDGE CRESCENT CARRUM DOWNS VIC 3201	\$724,000	18-Sep-25
21 JULIANA DRIVE CARRUM DOWNS VIC 3201	\$732,500	30-Jan-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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**22 PARTRIDGE CRESCENT
CARRUM DOWNS VIC 3201** 4  2  2Sold Price **\$724,000** Sold Date **18-Sep-25**Distance **0.36km****21 JULIANA DRIVE CARRUM
DOWNS VIC 3201** 4  2  2Sold Price **\$732,500** Sold Date **30-Jan-25**Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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