

# 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

3 Greenwood Drive, Carrum Downs, Vic 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$790,000

&

\$869,000

### Median sale price

Median price

\$811,000

Property type

House

Suburb

Carrum Downs

Period - From

01/12/2025

to

28/02/2026

Source



PropTrack

### 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 six 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
17 Greenwood Drive, Carrum Downs, VIC 3201	\$819,900	04/03/2026
41 Sunbird Crescent, Carrum Downs, VIC 3201	\$860,500	21/10/2025
273 Ballarto Road, Carrum Downs, VIC 3201	\$800,000	01/12/2025

**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 six months.~~

This Statement of Information was prepared on:

12/03/2026