

## 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 BURBERRY COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$785,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,500

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

2 SOPHIA COURT CARRUM DOWNS VIC 3201	\$840,000	19-Feb-26
3 ALLIED DRIVE CARRUM DOWNS VIC 3201	\$800,000	29-Oct-25
3 HELLENIC COURT CARRUM DOWNS VIC 3201	\$801,900	17-Feb-26

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: 04 March 2026

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**2 SOPHIA COURT CARRUM DOWNS VIC 3201**

 3  1  2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date **19-Feb-26**

Distance **0.84km**



**3 ALLIED DRIVE CARRUM DOWNS VIC 3201**

 3  1  2

Sold Price

**\$800,000**

Sold Date **29-Oct-25**

Distance **0.57km**



**3 HELLENIC COURT CARRUM DOWNS VIC 3201**

 3  1  4

Sold Price

<sup>RS</sup> **\$801,900**

Sold Date **17-Feb-26**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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