

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

1/35 BRUNNINGS 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

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

4/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$642,000	18-Feb-26
2/67 BRUMBYS ROAD CARRUM DOWNS VIC 3201	\$645,000	15-Dec-25
3/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$696,500	04-Oct-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: 05 March 2026



**4/35 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price

^{RS} **\$642,000**

Sold Date

18-Feb-26

Distance

0km



**2/67 BRUMBYS ROAD CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price

\$645,000

Sold Date

15-Dec-25

Distance

0.21km



**3/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price

\$696,500

Sold Date

04-Oct-25

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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