

## 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

6/104 BRODERICK ROAD 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

\$660,000

&

\$720,000

### 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

9/34 SZER WAY CARRUM DOWNS VIC 3201	\$690,000	24-Nov-25
17/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$701,000	08-Dec-25
1 FLORA LANE CARRUM DOWNS VIC 3201	\$715,000	18-Nov-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: 03 March 2026

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**9/34 SZER WAY CARRUM DOWNS  
 VIC 3201**

 3  2  2

Sold Price

**\$690,000**

Sold Date **24-Nov-25**

Distance **0.56km**



**17/59 CADLES ROAD CARRUM  
 DOWNS VIC 3201**

 3  2  2

Sold Price

**\$701,000**

Sold Date **08-Dec-25**

Distance **1.73km**



**1 FLORA LANE CARRUM DOWNS  
 VIC 3201**

 3  2  1

Sold Price

**\$715,000**

Sold Date **18-Nov-25**

Distance **1.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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