

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

7 PEBBLE BEACH DRIVE 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Feb 2025

to

31 Jan 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 HOLLY PLACE CARRUM DOWNS VIC 3201	\$842,000	17-Oct-25
15 PEBBLE BEACH DRIVE CARRUM DOWNS VIC 3201	\$885,000	12-Jan-26
11 ASTALL STREET CARRUM DOWNS VIC 3201	\$920,000	09-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: 27 February 2026



2 HOLLY PLACE CARRUM DOWNS VIC 3201

Sold Price **\$842,000** Sold Date **17-Oct-25**
 Distance **0.55km**

4 2 2



15 PEBBLE BEACH DRIVE CARRUM DOWNS VIC 3201

Sold Price ^{RS} **\$885,000** Sold Date **12-Jan-26**
 Distance **0.06km**

4 2 2



11 ASTALL STREET CARRUM DOWNS VIC 3201

Sold Price ^{RS} **\$920,000** Sold Date **09-Feb-26**
 Distance **0.45km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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