

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

16 MANNA GUM COURT 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

\$790,000

&

\$869,000

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

20 SANDALWOOD GROVE CARRUM DOWNS VIC 3201	\$870,000	30-Jan-26
31 LANSELL COURT CARRUM DOWNS VIC 3201	\$836,100	11-Feb-26
3 MAPLEWOOD COURT CARRUM DOWNS VIC 3201	\$806,000	13-Jan-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: 21 February 2026

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**20 SANDALWOOD GROVE
CARRUM DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS}

\$870,000

Sold Date

30-Jan-26

Distance

0.61km



**31 LANSELL COURT CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS}

\$836,100

Sold Date

11-Feb-26

Distance

1.26km



**3 MAPLEWOOD COURT CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$806,000

Sold Date

13-Jan-26

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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