

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

7/11 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2025

to

31 Mar 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

6/285 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	\$695,000	19-Mar-26
2/35B BRODERICK ROAD CARRUM DOWNS VIC 3201	\$693,000	22-Oct-25
10 WINTER LANE CARRUM DOWNS VIC 3201	\$640,000	04-Dec-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: 07 April 2026

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**6/285 MCCORMICKS ROAD
CARRUM DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS}

\$695,000

Sold Date

19-Mar-26

Distance

0.86km



**2/35B BRODERICK ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$693,000

Sold Date

22-Oct-25

Distance

1.55km



**10 WINTER LANE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$640,000

Sold Date

04-Dec-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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