

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

5 MICHELLE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Jan 2025

to

31 Dec 2025

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 FLORA PARK WAY CARRUM DOWNS VIC 3201	\$1,010,000	08-Nov-25
10 MAPLEWOOD COURT CARRUM DOWNS VIC 3201	\$920,000	26-Oct-25
68 SANDFIELD DRIVE CARRUM DOWNS VIC 3201	\$890,000	23-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: 08 January 2026



9 FLORA PARK WAY CARRUM DOWNS VIC 3201

4 2 2

Sold Price

\$1,010,000

Sold Date **08-Nov-25**

Distance

2.71km



10 MAPLEWOOD COURT CARRUM DOWNS VIC 3201

4 2 2

Sold Price

^{RS} **\$920,000**

Sold Date **26-Oct-25**

Distance

1.77km



68 SANDFIELD DRIVE CARRUM DOWNS VIC 3201

4 2 2

Sold Price

\$890,000

Sold Date **23-Oct-25**

Distance

2.09km



17 HILLVIEW DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$1,005,000

Sold Date **20-Oct-25**

Distance

1.41km



49 ALLIED DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$850,000

Sold Date **25-Sep-25**

Distance

2.16km



65 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$903,600

Sold Date **21-Sep-25**

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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