

## 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

25 FULMAR STREET 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

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

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

7 ODELL PLACE CARRUM DOWNS VIC 3201	\$780,000	28-Nov-25
70 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$760,000	26-Nov-25
14 JACANA DRIVE CARRUM DOWNS VIC 3201	\$811,000	16-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: 10 March 2026

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**7 ODELL PLACE CARRUM DOWNS  
VIC 3201**
 3
  1
  1

Sold Price

**\$780,000**

Sold Date

**28-Nov-25**

Distance

**0.37km**

**70 OGRADYS ROAD CARRUM  
DOWNS VIC 3201**
 3
  1
  1

Sold Price

**\$760,000**

Sold Date

**26-Nov-25**

Distance

**1.24km**

**14 JACANA DRIVE CARRUM  
DOWNS VIC 3201**
 3
  1
  2

Sold Price

**\$811,000**

Sold Date

**16-Dec-25**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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