

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

Address  
Including suburb and  
postcode

6 Ella Paige Place, Carrum Downs

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price

\$875,000

or range between

&

**Median sale price**

Median price

\$790,000

Property  
type

House

Suburb

Carrum Downs

Period - From

1/1/2026

to

1/6/2026

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 six 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
3 Alluvian Way Carrum Downs	\$907,000	24/1/2026
16 Manna Gum Crt Carrum Downs	\$875,000	5/3/2026
8 Solferino Way Carrum Downs	\$875,000	6/12/2026

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 six months.

This Statement of Information was prepared on:

6/6/2026