

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 WEBSTER 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

\$845,000

&

\$895,000

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

1 GONIS CRESCENT CARRUM DOWNS VIC 3201	\$870,000	06-Oct-25
51 TATTLER STREET CARRUM DOWNS VIC 3201	\$876,000	03-Sep-25
18 SONGLARK CRESCENT CARRUM DOWNS VIC 3201	\$875,000	24-Sep-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: 21 January 2026

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**1 GONIS CRESCENT CARRUM
DOWNS VIC 3201**

 4  2  2

Sold Price

\$870,000

Sold Date **06-Oct-25**

Distance

0.61km



**51 TATTLER STREET CARRUM
DOWNS VIC 3201**

 4  2  2

Sold Price

\$876,000

Sold Date **03-Sep-25**

Distance

1.81km



**18 SONGLARK CRESCENT CARRUM
DOWNS VIC 3201**

 4  2  2

Sold Price

\$875,000

Sold Date **24-Sep-25**

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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