

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

4/197 BALLARTO 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

\$635,000

&

\$695,000

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

3/20 BALMAIN DRIVE CARRUM DOWNS VIC 3201	\$730,000	24-Feb-26
6/104 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$741,000	09-Mar-26
23 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$686,000	28-Jan-26

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: 27 April 2026

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**3/20 BALMAIN DRIVE CARRUM
DOWNS VIC 3201**

Sold Price

^{RS}

\$730,000

Sold Date

24-Feb-26

 3  2  2

Distance

1.27km



**6/104 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$741,000

Sold Date

09-Mar-26

 3  2  2

Distance

1.42km



**23 BOTANY DRIVE CARRUM
DOWNS VIC 3201**

Sold Price

\$686,000

Sold Date

28-Jan-26

 3  2  1

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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