

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

6/35B BRODERICK 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

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

| | | |
|--|-----------|-----------|
| 2/35B BRODERICK ROAD CARRUM DOWNS VIC 3201 | \$693,000 | 22-Oct-25 |
| 35C BRODERICK ROAD CARRUM DOWNS VIC 3201 | \$715,000 | 23-Jan-26 |
| 35D BRODERICK ROAD CARRUM DOWNS VIC 3201 | \$695,000 | 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: 04 April 2026



2/35B BRODERICK ROAD CARRUM Sold Price **\$693,000** Sold Date **22-Oct-25**
DOWNNS VIC 3201

3 2 2

Distance **0km**



35C BRODERICK ROAD CARRUM Sold Price **\$715,000** Sold Date **23-Jan-26**
DOWNNS VIC 3201

3 3 2

Distance **0km**



35D BRODERICK ROAD CARRUM Sold Price **\$695,000** Sold Date **28-Jan-26**
DOWNNS VIC 3201

3 3 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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