

## 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

54B HILLVIEW DRIVE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 50 HILLVIEW DRIVE CARRUM DOWNS VIC 3201      | \$770,000 | 04-Aug-25 |
| 52 HILLVIEW DRIVE CARRUM DOWNS VIC 3201      | \$780,000 | 06-Sep-25 |
| 5/17 MADISSON CRESCENT CARRUM DOWNS VIC 3201 | \$765,000 | 20-Oct-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: 23 January 2026

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## 50 HILLVIEW DRIVE CARRUM DOWNS VIC 3201

 4  4  1

Sold Price

**\$770,000**

Sold Date **04-Aug-25**

Distance

**0km**



## 52 HILLVIEW DRIVE CARRUM DOWNS VIC 3201

 4  4  2

Sold Price

**\$780,000**

Sold Date **06-Sep-25**

Distance

**0km**



## 5/17 MADISSON CRESCENT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

**\$765,000**

Sold Date **20-Oct-25**

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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