

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
48 HILLVIEW DRIVE 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 \$750,000 & \$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$620,000 Property type Unit Suburb Carrum Downs
Period-from 01 Feb 2025 to 31 Jan 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
51C HILLVIEW DRIVE CARRUM DOWNS VIC 3201	\$765,000	19-Jan-26
52 HILLVIEW DRIVE CARRUM DOWNS VIC 3201	\$780,000	06-Sep-25
34 SHORELINE CRESCENT CARRUM DOWNS VIC 3201	\$815,000	12-Aug-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: 07 February 2026

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**51C HILLVIEW DRIVE CARRUM DOWNS VIC 3201**

Sold Price

^{RS} **\$765,000** Sold Date 19-Jan-26 4 4 1

Distance

0km

**52 HILLVIEW DRIVE CARRUM DOWNS VIC 3201**

Sold Price

\$780,000 Sold Date 06-Sep-25 4 4 2

Distance

0km

**34 SHORELINE CRESCENT CARRUM DOWNS VIC 3201**

Sold Price

\$815,000 Sold Date 12-Aug-25 4 2 2

Distance

0km

RS = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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