

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 ATHENIUM 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

\$785,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

9 DION DRIVE CARRUM DOWNS VIC 3201	\$810,000	06-Dec-24
21 FLORA PARK WAY CARRUM DOWNS VIC 3201	\$770,000	14-Feb-25
133 BALLARTO ROAD CARRUM DOWNS VIC 3201	\$800,000	29-Mar-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: 04 June 2025



**9 DION DRIVE CARRUM DOWNS
VIC 3201**

4 2 2

Sold Price **\$810,000** Sold Date **06-Dec-24**

Distance **0.36km**



**21 FLORA PARK WAY CARRUM
DOWNS VIC 3201**

4 2 2

Sold Price **\$770,000** Sold Date **14-Feb-25**

Distance **0.56km**



**133 BALLARTO ROAD CARRUM
DOWNS VIC 3201**

4 2 2

Sold Price **\$800,000** Sold Date **29-Mar-25**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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