

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

13/21 HALL 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

\$520,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2024

to

31 Jul 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

21/21 HALL ROAD CARRUM DOWNS VIC 3201	\$540,000	25-Jul-25
13/37 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$535,000	04-Jun-25
32/15 BALMAIN DRIVE CARRUM DOWNS VIC 3201	\$560,000	30-Apr-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: 11 August 2025



**21/21 HALL ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price

RS

\$540,000

Sold Date

25-Jul-25

Distance

0km



**13/37 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price

\$535,000

Sold Date

04-Jun-25

Distance

0.41km



**32/15 BALMAIN DRIVE CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price

\$560,000

Sold Date

30-Apr-25

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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