

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

3/27 BRUNNINGS 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2024

to

31 Aug 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

6/9 BUSHLARK DRIVE CARRUM DOWNS VIC 3201

\$535,000

26-Jul-25

13/21 HALL ROAD CARRUM DOWNS VIC 3201

\$505,000

02-Aug-21

17/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

\$565,000

31-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: 15 September 2025



6/9 BUSHLARK DRIVE CARRUM DOWNS VIC 3201

 2  1  1

Sold Price **\$535,000** Sold Date **26-Jul-25**

Distance **2.02km**



13/21 HALL ROAD CARRUM DOWNS VIC 3201

 2  1  1

Sold Price **\$505,000** Sold Date **02-Aug-21**

Distance **1.38km**



17/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

 2  1  1

Sold Price **\$565,000** Sold Date **31-Mar-25**

Distance **0.14km**

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

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