

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

2/35B BRODERICK 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Other

Suburb

Carrum Downs

Period-from

01 Oct 2024

to

30 Sep 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

1/48 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$670,000	15-Sep-25
7/37 CLIFTON GROVE CARRUM DOWNS VIC 3201	\$720,000	30-Aug-25
56 TRAFFORD ROAD CARRUM DOWNS VIC 3201	\$680,000	25-May-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: 13 October 2025



1/48 BRODERICK ROAD CARRUM
DOWNS VIC 3201

Sold Price ^{RS} \$670,000 Sold Date 15-Sep-25
Distance 0.08km

3 2 2



7/37 CLIFTON GROVE CARRUM
DOWNS VIC 3201

Sold Price \$720,000 Sold Date 30-Aug-25
Distance 1.44km

3 2 2



56 TRAFFORD ROAD CARRUM
DOWNS VIC 3201

Sold Price \$680,000 Sold Date 25-May-25
Distance 1.59km

3 2 2

RS = Recent sale UN = Undisclosed Sale

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