

# 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

6 Jacana Drive, Carrum Downs Vic 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$775,000

### Median sale price

Median price \$811,000 Property Type House Suburb Carrum Downs

Period - From 29/04/2025 to 28/04/2026 Source Property Data

### 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 six 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 | 25 Fulmar St CARRUM DOWNS 3201      | \$775,000 | 20/03/2026   |
| 2 | 7 Carrum Bella Dr CARRUM DOWNS 3201 | \$746,000 | 26/02/2026   |
| 3 | 188 Lyrebird Dr CARRUM DOWNS 3201   | \$765,000 | 29/01/2026   |

**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 six months.~~

This Statement of Information was prepared on: 29/04/2026 11:44

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**Indicative Selling Price**  
\$720,000 - \$775,000  
**Median House Price**  
29/04/2025 - 28/04/2026: \$811,000



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 521 sqm approx  
**Agent Comments**

## Comparable Properties



**25 Fulmar St CARRUM DOWNS 3201 (REI)**

**Agent Comments**



**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 20/03/2026  
**Property Type:** House  
**Land Size:** 566 sqm approx



**7 Carrum Bella Dr CARRUM DOWNS 3201 (REI)**

**Agent Comments**



**Price:** \$746,000  
**Method:** Private Sale  
**Date:** 26/02/2026  
**Property Type:** House  
**Land Size:** 561 sqm approx



**188 Lyrebird Dr CARRUM DOWNS 3201 (REI)**

**Agent Comments**



**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** House

**Account - McGrath Langwarrin** | P: 03 9775 7500 | F: 03 9775 7009



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