

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

6/35B 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2025

to

31 May 2026

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

2/35B BRODERICK ROAD CARRUM DOWNS VIC 3201	\$693,000	22-Oct-25
35C BRODERICK ROAD CARRUM DOWNS VIC 3201	\$715,000	23-Jan-26
35D BRODERICK ROAD CARRUM DOWNS VIC 3201	\$695,000	28-Jan-26

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 2026



2/35B BRODERICK ROAD CARRUM Sold Price **\$693,000** Sold Date **22-Oct-25**
DOWNS VIC 3201

3 2 2

Distance **0km**



35C BRODERICK ROAD CARRUM Sold Price **\$715,000** Sold Date **23-Jan-26**
DOWNS VIC 3201

3 3 2

Distance **0km**



35D BRODERICK ROAD CARRUM Sold Price **\$695,000** Sold Date **28-Jan-26**
DOWNS VIC 3201

3 3 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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