

## 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 HOLLY PLACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 45 CLIFTON GROVE CARRUM DOWNS VIC 3201   | \$810,000 | 02-Jul-25 |
| 5 MARWICK STREET CARRUM DOWNS VIC 3201   | \$835,000 | 15-Sep-25 |
| 29 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201 | \$777,000 | 15-Jul-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: 18 September 2025



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**45 CLIFTON GROVE CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price **\$810,000** Sold Date **02-Jul-25**

Distance **1.92km**



**5 MARWICK STREET CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price <sup>RS</sup> **\$835,000** Sold Date **15-Sep-25**

Distance **0.51km**



**29 MYHAVEN CIRCUIT CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price **\$777,000** Sold Date **15-Jul-25**

Distance **1.45km**

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

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