

## 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

84 HERBERT ROAD 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,500

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2025

to

30 Apr 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

4 OMEGA STREET CARRUM DOWNS VIC 3201	\$800,000	18-Apr-26
4 REECE COURT CARRUM DOWNS VIC 3201	\$808,000	14-Apr-26
1 SILVERBARK COURT CARRUM DOWNS VIC 3201	\$770,000	13-Apr-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: 11 May 2026



#### 4 OMEGA STREET CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**18-Apr-26**

Distance

**0.18km**



#### 4 REECE COURT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

<sup>RS</sup> **\$808,000**

Sold Date

**14-Apr-26**

Distance

**1.19km**



#### 1 SILVERBARK COURT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**13-Apr-26**

Distance

**1.19km**



#### 9 COLES PARKWAY CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**09-Apr-26**

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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