

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

87 PADDINGTON AVENUE 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

\$710,000

&

\$781,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Aug 2025

to

31 Jul 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

25 FULMAR STREET CARRUM DOWNS VIC 3201	\$775,000	20-Mar-26
3 ROSEMARY COURT CARRUM DOWNS VIC 3201	\$770,000	28-Aug-25
58 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	\$768,000	31-Mar-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: 04 August 2026



**25 FULMAR STREET CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price **\$775,000** Sold Date **20-Mar-26**

Distance **0.61km**



**3 ROSEMARY COURT CARRUM
DOWNS VIC 3201**

 3  1  2

Sold Price **\$770,000** Sold Date **28-Aug-25**

Distance **1.85km**



**58 LYREBIRD DRIVE CARRUM
DOWNS VIC 3201**

 3  1  2

Sold Price **\$768,000** Sold Date **31-Mar-25**

Distance **0.99km**

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

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