

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

1/9 MYOLA STREET CARRUM VIC 3197

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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

Unit

Suburb

Carrum

Period-from

01 Apr 2025

to

31 Mar 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

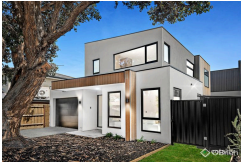
Date of sale

1/51 BONDI ROAD BONBEACH VIC 3196	\$1,120,000	10-Dec-25
4/51 BONDI ROAD BONBEACH VIC 3196	\$1,140,000	10-Dec-25
20B FOWLER STREET BONBEACH VIC 3196	\$1,075,000	18-Mar-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: 20 April 2026



1/51 BONDI ROAD BONBEACH VIC 3196 Sold Price **\$1,120,000** Sold Date **10-Dec-25**

 4  3  1

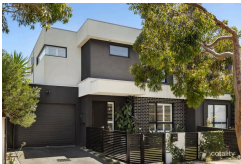
Distance **1.54km**



4/51 BONDI ROAD BONBEACH VIC 3196 Sold Price **\$1,140,000** Sold Date **10-Dec-25**

 4  3  1

Distance **1.6km**



20B FOWLER STREET BONBEACH VIC 3196 Sold Price ^{RS} **\$1,075,000** Sold Date **18-Mar-26**

 4  3  2

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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