

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

3/34 CANBERRA 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$794,000

Property type

Unit

Suburb

Carrum

Period-from

01 Mar 2025

to

28 Feb 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

2/7-11 OCEAN REEF DRIVE PATTERSON LAKES VIC 3197	\$805,000	24-Sep-25
5/7-11 OCEAN REEF DRIVE PATTERSON LAKES VIC 3197	\$800,000	14-Feb-26
1/616-617 NEPEAN HIGHWAY CARRUM VIC 3197	\$860,000	22-Nov-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: 02 March 2026

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**2/7-11 OCEAN REEF DRIVE
PATTERSON LAKES VIC 3197**

 3  2  1

Sold Price **\$805,000** Sold Date **24-Sep-25**

Distance **1.04km**



**5/7-11 OCEAN REEF DRIVE
PATTERSON LAKES VIC 3197**

 3  2  1

Sold Price ^{RS} **\$800,000** Sold Date **14-Feb-26**

Distance **1.04km**



**1/616-617 NEPEAN HIGHWAY
CARRUM VIC 3197**

 3  2  1

Sold Price **\$860,000** Sold Date **22-Nov-25**

Distance **1.24km**

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

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