

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

1/1 SMITH 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Carrum

Period-from

01 Feb 2025

to

31 Jan 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

3/29 CHURCH ROAD CARRUM VIC 3197	\$975,000	08-Nov-25
1/15 ALLEYNE AVENUE BONBEACH VIC 3196	\$975,000	06-Sep-25
1/9 POULSON STREET CARRUM VIC 3197	\$900,000	17-Dec-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 February 2026

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3/29 CHURCH ROAD CARRUM VIC 3197 Sold Price **\$975,000** Sold Date **08-Nov-25**

 3  2  2

Distance **0.55km**



1/15 ALLEYNE AVENUE BONBEACH VIC 3196 Sold Price Sold Date **06-Sep-25**

 3  1  2

Distance **1.75km**



1/9 POULSON STREET CARRUM VIC 3197 Sold Price ^{RS} **\$900,000** Sold Date **17-Dec-25**

 3  1  1

Distance **0.23km**

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

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