

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

6 TONBRIDGE 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

\$998,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Carrum

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

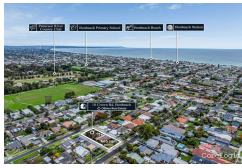
18 CROWN ROAD BONBEACH VIC 3196	-	07-May-25
8 CANNES AVENUE BONBEACH VIC 3196	\$1,015,000	18-Jan-25
7 GLYNDON COURT SEAFORD VIC 3198	\$1,050,000	06-Dec-24

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: 03 June 2025

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18 CROWN ROAD BONBEACH VIC 3196

Sold Price

RS UN

Sold Date **07-May-25**

 3  2  -

Distance **1.95km**



8 CANNES AVENUE BONBEACH VIC 3196

Sold Price

\$1,015,000

Sold Date **18-Jan-25**

 3  2  2

Distance **1.39km**



7 GLYNDON COURT SEAFORD VIC 3198

Sold Price

\$1,050,000

Sold Date **06-Dec-24**

 4  2  2

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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