

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

5/36 MELALEUCA DRIVE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

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

4/61 BONDI ROAD BONBEACH VIC 3196	\$765,000	20-Mar-25
39 KALIMNA STREET CARRUM VIC 3197	\$835,000	30-Jan-25
3/7 GRAHAM ROAD CARRUM VIC 3197	\$820,000	16-Jan-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.~~

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4/61 BONDI ROAD BONBEACH VIC 3196 Sold Price **\$765,000** Sold Date **20-Mar-25**

 3  1  1 Distance **1.43km**



39 KALIMNA STREET CARRUM VIC 3197 Sold Price **\$835,000** Sold Date **30-Jan-25**

 3  2  1 Distance **0.8km**



3/7 GRAHAM ROAD CARRUM VIC 3197 Sold Price **\$820,000** Sold Date **16-Jan-25**

 3  2  2 Distance **0.22km**

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

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