

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 POULSON 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Carrum

Period-from

01 Dec 2024

to

30 Nov 2025

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

9 LEXINGTON PLACE CARRUM VIC 3197	\$830,000	12-Jul-25
1/49 KALIMNA STREET CARRUM VIC 3197	\$835,500	13-Aug-25
1/7 NEWTON STREET SEAFORD VIC 3198	\$805,000	04-Sep-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: 01 December 2025

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9 LEXINGTON PLACE CARRUM VIC 3197 Sold Price **\$830,000** Sold Date **12-Jul-25**

 3  1  1

Distance **0.57km**



1/49 KALIMNA STREET CARRUM VIC 3197 Sold Price **\$835,500** Sold Date **13-Aug-25**

 3  1  1

Distance **0.58km**



1/7 NEWTON STREET SEAFORD VIC 3198 Sold Price **\$805,000** Sold Date **04-Sep-25**

 3  1  1

Distance **1.88km**

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

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