

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

7/8 VALETTA 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

\$795,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Carrum

Period-from

01 Nov 2024

to

31 Oct 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

8/473 STATION STREET BONBEACH VIC 3196	\$825,000	25-Oct-25
634A NEPEAN HIGHWAY CARRUM VIC 3197	\$780,000	02-Aug-25
4/538 NEPEAN HIGHWAY BONBEACH VIC 3196	\$835,000	14-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: 30 November 2025

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**8/473 STATION STREET
BONBEACH VIC 3196**

 2  2  1

Sold Price

^{RS}

\$825,000

Sold Date

25-Oct-25

Distance

0.24km



**634A NEPEAN HIGHWAY CARRUM
VIC 3197**

 2  2  2

Sold Price

\$780,000

Sold Date

02-Aug-25

Distance

0.4km



**4/538 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 2  2  1

Sold Price

^{RS}

\$835,000

Sold Date

14-Sep-25

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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