

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

1/89 MCLEOD ROAD 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Carrum

Period-from

01 Jan 2025

to

31 Dec 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

2/3 JOYCE STREET CARRUM VIC 3197	\$745,000	16-Sep-25
70B OLD WELLS ROAD PATTERSON LAKES VIC 3197	\$740,000	11-Dec-25
41 PATTERSON STREET BONBEACH VIC 3196	\$710,000	15-Nov-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: 22 January 2026

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2/3 JOYCE STREET CARRUM VIC 3197

 2  1  1

Sold Price

\$745,000

Sold Date

16-Sep-25

Distance

0.85km



**70B OLD WELLS ROAD
PATTERSON LAKES VIC 3197**

 2  1  2

Sold Price

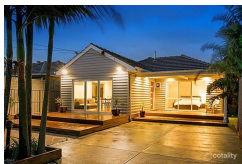
^{RS} **\$740,000**

Sold Date

11-Dec-25

Distance

1.48km



**41 PATTERSON STREET
BONBEACH VIC 3196**

 2  1  2

Sold Price

\$710,000

Sold Date

15-Nov-25

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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