

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

25A CHURCH 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

\$1,900,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Carrum

Period-from

01 Mar 2025

to

28 Feb 2026

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

4 MASCOT AVENUE BONBEACH VIC 3196	\$2,200,000	10-Dec-25
4 ILMA GROVE BONBEACH VIC 3196	\$2,000,000	06-Oct-25
120 NORTH SHORE DRIVE PATTERSON LAKES VIC 3197	\$2,155,000	17-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.~~

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4 MASCOT AVENUE BONBEACH VIC 3196

 4  3  2

Sold Price **\$2,200,000** Sold Date **10-Dec-25**

Distance **1.02km**



4 ILMA GROVE BONBEACH VIC 3196

 2  3  2

Sold Price **\$2,000,000** Sold Date **06-Oct-25**

Distance **1.22km**



120 NORTH SHORE DRIVE PATTERSON LAKES VIC 3197

 5  2  2

Sold Price **\$2,155,000** Sold Date **17-Nov-25**

Distance **1.42km**

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

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