

## 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

1/83 MCLEOD ROAD CARRUM VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Carrum

Period-from

01 Jul 2025

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/83 MCLEOD ROAD CARRUM VIC 3197     | \$672,500 | 04-Mar-26 |
| 2/25 EEL RACE ROAD CARRUM VIC 3197   | \$665,000 | 20-Mar-26 |
| 5/18 NEPEAN HIGHWAY SEAFORD VIC 3198 | \$690,000 | 06-Jul-26 |

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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Jo Barclay  
P (03) 9722 7077  
M 0439 394 434  
E Jo.barclay@obre.com.au



**2/83 MCLEOD ROAD CARRUM VIC 3197** Sold Price **\$672,500** Sold Date **04-Mar-26**

 2  1  1

Distance **0.01km**



**2/25 EEL RACE ROAD CARRUM VIC 3197** Sold Price **\$665,000** Sold Date **20-Mar-26**

 2  1  1

Distance **1.12km**



**5/18 NEPEAN HIGHWAY SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$690,000** <sup>UN</sup> Sold Date **06-Jul-26**

 2  1  1

Distance **1.7km**

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

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