

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

2/10 WRIGHT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Carrum

Period-from

01 May 2025

to

30 Apr 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

1/9 POULSON STREET CARRUM VIC 3197	\$900,000	17-Dec-25
2 KALIMNA STREET CARRUM VIC 3197	\$885,000	28-Feb-26
3/34 CANBERRA STREET CARRUM VIC 3197	\$870,000	05-Mar-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.~~

This Statement of Information was prepared on: 11 May 2026



**1/9 POULSON STREET CARRUM
VIC 3197**

 3  1  1

Sold Price **\$900,000** Sold Date **17-Dec-25**

Distance **0.1km**



**2 KALIMNA STREET CARRUM VIC
3197**

 3  1  1

Sold Price **\$885,000** Sold Date **28-Feb-26**

Distance **0.35km**



**3/34 CANBERRA STREET CARRUM
VIC 3197**

 3  1  1

Sold Price **\$870,000** Sold Date **05-Mar-26**

Distance **0.72km**

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

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