

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

2/21 DAHMEN 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

\$940,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

Unit

Suburb

Carrum

Period-from

01 Apr 2025

to

31 Mar 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

1/2 MYOLA STREET CARRUM VIC 3197	\$1,012,000	22-Nov-25
1/15 CANBERRA STREET PATTERSON LAKES VIC 3197	\$1,020,000	20-Nov-25
3/80 MCLEOD ROAD CARRUM VIC 3197	\$885,000	16-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: 13 April 2026



1/2 MYOLA STREET CARRUM VIC 3197

Sold Price

\$1,012,000

Sold Date **22-Nov-25**

 3  2  2

Distance **0.17km**



1/15 CANBERRA STREET PATTERSON LAKES VIC 3197

Sold Price

\$1,020,000

Sold Date **20-Nov-25**

 3  2  2

Distance **0.3km**



3/80 MCLEOD ROAD CARRUM VIC 3197

Sold Price

^{RS} **\$885,000**

Sold Date **16-Mar-26**

 3  2  2

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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