

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

3/28 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

\$690,000

&

\$750,000

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

2/50 KALIMNA STREET CARRUM VIC 3197	\$750,000	05-Jun-26
7/531 STATION STREET CARRUM VIC 3197	\$745,000	09-Jul-26
1/89 MCLEOD ROAD CARRUM VIC 3197	\$775,000	12-Feb-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: 27 July 2026


2/50 KALIMNA STREET CARRUM VIC 3197

 2
  2
  1

Sold Price

\$750,000

Sold Date

05-Jun-26

Distance

0.29km

7/531 STATION STREET CARRUM VIC 3197

 2
  2
  1

Sold Price

^{RS} **\$745,000**

Sold Date

09-Jul-26

Distance

0.44km

1/89 MCLEOD ROAD CARRUM VIC 3197

 2
  1
  1

Sold Price

\$775,000

Sold Date

12-Feb-26

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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