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	34 TENNYSON 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	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,110,500	Property type	House	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
27 BONDI ROAD BONBEACH VIC 3196	$1,375,000	28-Mar-26
14 TRUE AVENUE CARRUM VIC 3197	$1,450,000	13-Dec-25
552 STATION STREET CARRUM VIC 3197	$1,400,000	11-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: 14 April 2026

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27 BONDI ROAD BONBEACH VIC 3196

5 3 2

Sold Price RS **$1,375,000** Sold Date **28-Mar-26**

Distance **1.32km**

14 TRUE AVENUE CARRUM VIC 3197

3 2 4

Sold Price **$1,450,000** Sold Date **13-Dec-25**

Distance **0.27km**

552 STATION STREET CARRUM VIC 3197

- - -

Sold Price RS **$1,400,000** Sold Date **11-Feb-26**

Distance **0.78km**

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

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