

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

8/32 Church Road, Carrum Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Carrum

Period - From

10/03/2025

to

09/03/2026

Source

Property Data

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 six 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	4/75-93 Gladesville Blvd PATTERSON LAKES 3197	\$495,000	24/11/2025
2	5/52 Church Rd CARRUM 3197	\$475,000	08/10/2025
3	203/109 Mcleod Rd PATTERSON LAKES 3197	\$475,000	15/09/2025

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 six months.~~

This Statement of Information was prepared on:

10/03/2026 13:53



Property Type: Unit

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

10/03/2025 - 09/03/2026: \$745,000

Comparable Properties



4/75-93 Gladesville Blvd PATTERSON LAKES 3197 (REI) Agent Comments



Price: \$495,000

Method: Private Sale

Date: 24/11/2025

Property Type: Unit



5/52 Church Rd CARRUM 3197 (VG)

Agent Comments



Price: \$475,000

Method: Sale

Date: 08/10/2025

Property Type: Flat/Unit/Apartment (Res)



203/109 Mcleod Rd PATTERSON LAKES 3197 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 15/09/2025

Property Type: Unit

Account - Barry Plant | P: 03 9586 0500