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	3/30 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	$998,000	&	$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$768,000	Property type	Unit	Suburb	Carrum
Period-from	01 Oct 2024	to	30 Sep 2025	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
5/8-10 DAHMEN STREET CARRUM VIC 3197	$1,030,000	04-Sep-25
2/27 MYOLA STREET CARRUM VIC 3197	$1,030,000	13-May-25
1/50 KALIMNA STREET CARRUM VIC 3197	$962,000	28-Jun-25

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: 03 October 2025

OBrien Real Estate

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5/8-10 DAHMEN STREET CARRUM VIC 3197

3 2 2

Sold Price RS $1,030,000 Sold Date 04-Sep-25

Distance 0.6km



2/27 MYOLA STREET CARRUM VIC 3197

3 2 2

Sold Price $1,030,000 Sold Date 13-May-25

Distance 0.76km



1/50 KALIMNA STREET CARRUM VIC 3197

3 2 2

Sold Price RS $962,000 Sold Date 28-Jun-25

Distance 0.89km

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

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