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	22B 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$782,500	Property type	Unit	Suburb	Carrum
Period-from	01 Feb 2025	to	31 Jan 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
41 PATTERSON STREET BONBEACH VIC 3196	$710,000	15-Nov-25
4/5 LORD WEAVER GROVE BONBEACH VIC 3196	$662,000	27-Nov-25
1/14-16 MELALEUCA DRIVE CARRUM VIC 3197	$640,000	16-Sep-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: 02 February 2026

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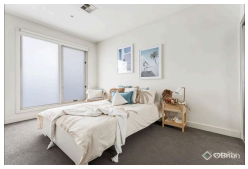


41 PATTERSON STREET BONBEACH VIC 3196

2 1 2

Sold Price **$710,000** Sold Date **15-Nov-25**

Distance **1.39km**



4/5 LORD WEAVER GROVE BONBEACH VIC 3196

2 1 1

Sold Price **$662,000** Sold Date **27-Nov-25**

Distance **1.84km**



1/14-16 MELALEUCA DRIVE CARRUM VIC 3197

2 1 2

Sold Price **$640,000** Sold Date **16-Sep-25**

Distance **0.78km**

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

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