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	2A GRAHAM 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	$699,000	&	$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,500	Property type	House	Suburb	Carrum
Period-from	01 Nov 2024	to	31 Oct 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
6/260 MCLEOD ROAD PATTERSON LAKES VIC 3197	$707,000	23-Jun-25
1/44 KURRAWA CRESCENT PATTERSON LAKES VIC 3197	$820,000	24-Sep-25
1/1 BREEZE STREET BONBEACH VIC 3196	$735,000	01-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: 06 November 2025

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6/260 MCLEOD ROAD PATTERSON LAKES VIC 3197

3 1 1

Sold Price **$707,000** Sold Date **23-Jun-25**

Distance **1.69km**



1/44 KURRAWA CRESCENT PATTERSON LAKES VIC 3197

3 2 2

Sold Price **$820,000** Sold Date **24-Sep-25**

Distance **1.49km**



1/1 BREEZE STREET BONBEACH VIC 3196

4 2 1

Sold Price **$735,000** Sold Date **01-Jun-25**

Distance **1km**

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

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