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	2/77 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$794,000	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
16/59-60 NEPEAN HIGHWAY SEAFORD VIC 3198	$575,000	04-Sep-25
5/14-16 MELALEUCA DRIVE CARRUM VIC 3197	$555,000	28-Oct-25
1/43 PATTERSON STREET BONBEACH VIC 3196	$575,000	10-Nov-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: 09 February 2026

OBrien Real Estate

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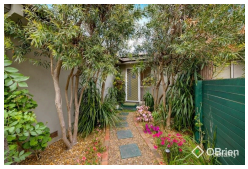


16/59-60 NEPEAN HIGHWAY SEAFORD VIC 3198

2 1 1

Sold Price **$575,000** Sold Date **04-Sep-25**

Distance **1.21km**



5/14-16 MELALEUCA DRIVE CARRUM VIC 3197

2 1 -

Sold Price **$555,000** Sold Date **28-Oct-25**

Distance **1.23km**



1/43 PATTERSON STREET BONBEACH VIC 3196

2 1 1

Sold Price **$575,000** Sold Date **10-Nov-25**

Distance **1.9km**

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

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