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<br>Including suburb and postcode | 7/1 Valetta Street, Carrum Vic 3197 |

## Indicative selling price

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

Range between $680,000 & $740,000

## Median sale price

Median price $768,000 Property Type Unit Suburb Carrum

Period - From 30/07/2024 to 29/07/2025 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 | 5/28 Church Rd CARRUM 3197 | $715,000 | 15/03/2025 |
| 2 | 1/3 Joyce St CARRUM 3197 | $690,000 | 16/05/2025 |
| 3 | 3/7 Joyce St CARRUM 3197 | $725,000 | 05/04/2025 |

**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: 30/07/2025 14:37

# 7/1 Valetta Street, Carrum Vic 3197



2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$680,000 - $740,000
**Median Unit Price**
30/07/2024 - 29/07/2025: $768,000

## Comparable Properties

**5/28 Church Rd CARRUM 3197 (REI)**

2 1 2

**Price:** $715,000
**Method:**
**Date:** 15/03/2025
**Property Type:** Unit

Agent Comments



**1/3 Joyce St CARRUM 3197 (REI/VG)**

2 1 1

**Price:** $690,000
**Method:** Private Sale
**Date:** 16/05/2025
**Property Type:** Townhouse (Single)

Agent Comments



**3/7 Joyce St CARRUM 3197 (REI/VG)**

2 1 4

**Price:** $725,000
**Method:** Auction Sale
**Date:** 05/04/2025
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Buxton | P: 03 9772 7222 | F: 03 9776 0501

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