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	39 Kalimna Street, Carrum Vic 3197

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $762,500 Property Type Unit Suburb Carrum

Period - From 23/12/2023 to 22/12/2024 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	2/26 Bondi Rd BONBEACH 3196	$850,000	26/10/2024
2	13/1 Valetta St CARRUM 3197	$800,000	24/10/2024
3	3/4 Myola St CARRUM 3197	$822,000	29/08/2024

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: 23/12/2024 13:34

39 Kalimna Street, Carrum Vic 3197



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Property Type: House (Previously Occupied - Detached)
Land Size: 243 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
23/12/2023 - 22/12/2024: $762,500

Comparable Properties



2/26 Bondi Rd BONBEACH 3196 (REI/VG)

3 2 2

Price: $850,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit

Agent Comments



13/1 Valetta St CARRUM 3197 (REI)

3 2 2

Price: $800,000
Method: Private Sale
Date: 24/10/2024
Property Type: Townhouse (Single)

Agent Comments



3/4 Myola St CARRUM 3197 (REI/VG)

3 2 5

Price: $822,000
Method: Private Sale
Date: 29/08/2024
Property Type: Unit
Land Size: 218 sqm approx

Agent Comments

Account - Jellis Craig

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