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	2/27 Myola Street, Carrum Vic 3197

Indicative selling price

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

Range between $890,000 & $960,000

Median sale price

Median price $876,000 Property Type Townhouse Suburb Carrum

Period - From 06/05/2024 to 05/05/2025 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	1/5 Genoa Av BONBEACH 3196	$916,000	08/02/2025
2	3/27 Myola St CARRUM 3197	$965,000	06/02/2025
3	3/21 Stanley St CARRUM 3197	$960,000	22/11/2024

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: 06/05/2025 13:07

2/27 Myola Street, Carrum Vic 3197



Property Type:
Agent Comments

Indicative Selling Price
$890,000 - $960,000
Median Townhouse Price
06/05/2024 - 05/05/2025: $876,000

Comparable Properties

1/5 Genoa Av BONBEACH 3196 (REI)

3 2 2

Agent Comments

Price: $916,000
Method:
Date: 08/02/2025
Property Type: Townhouse (Single)

3/27 Myola St CARRUM 3197 (REI)

3 2 1

Agent Comments

Price: $965,000
Method:
Date: 06/02/2025
Property Type: Townhouse (Single)



3/21 Stanley St CARRUM 3197 (REI/VG)

3 3 2

Agent Comments

Price: $960,000
Method: Private Sale
Date: 22/11/2024
Property Type: Townhouse (Single)

Account - Jellis Craig

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