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	3/96 Mcleod Road, Carrum VIC 3197

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $782,500 Property Type Unit Suburb Carrum

Period - From 14/07/2025 to 12/01/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/11 Westley Street Carrum VIC 3197	$730,000	20/09/2025
70B Old Wells Road Patterson Lakes VIC 3197	$740,000	11/12/2025
3/62 Golden Avenue Bonbeach VIC 3196	$708,000	24/08/2025

This Statement of Information was prepared on: 14/01/2026