

# 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

1 Parkside Boulevard, Carrum Vic 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$700,000

### Median sale price

Median price \$785,500 Property Type Unit Suburb Carrum

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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	3/260 Mcleod Rd PATTERSON LAKES 3197	\$662,000	06/02/2025
2	1/1a Genoa Av BONBEACH 3196	\$665,000	22/01/2025
3	6/31-33 Myola St CARRUM 3197	\$690,000	30/12/2024

**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: 10/02/2025 11:26



2   1   1

**Rooms:** 3  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$640,000 - \$700,000  
**Median Unit Price**  
 Year ending December 2024: \$785,500

## Comparable Properties



3/260 Mcleod Rd PATTERSON LAKES 3197 (REI)

Agent Comments

2   1   1

**Price:** \$662,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** Unit  
**Land Size:** 256 sqm approx



1/1a Genoa Av BONBEACH 3196 (REI)

Agent Comments

2   1   1

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 22/01/2025  
**Property Type:** Unit



6/31-33 Myola St CARRUM 3197 (REI)

Agent Comments

2   1   1

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 30/12/2024  
**Property Type:** Unit

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