

# 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

4/616-617 Nepean Highway, 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 

\$790,000
-----------

 & 

\$869,000
-----------

### Median sale price

Median price 

\$915,000
-----------

 Property Type 

Townhouse
-----------

 Suburb 

Carrum
--------

Period - From 

22/01/2024
------------

 to 

21/01/2025
------------

 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	1/42 Myola St PATTERSON LAKES 3197	\$800,000	17/12/2024
2	13/1 Valetta St CARRUM 3197	\$800,000	24/10/2024
3	5/15 York St BONBEACH 3196	\$825,000	09/10/2024

**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: 

22/01/2025 09:11
------------------



3   2   1

**Property Type:** Townhouse  
**Land Size:** 102 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$790,000 - \$869,000  
**Median Townhouse Price**  
 22/01/2024 - 21/01/2025: \$915,000

## Comparable Properties



1/42 Myola St PATTERSON LAKES 3197 (REI)

Agent Comments

3   1   1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 17/12/2024  
**Property Type:** Unit



13/1 Valetta St CARRUM 3197 (REI/VG)

Agent Comments

3   2   2

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



5/15 York St BONBEACH 3196 (REI/VG)

Agent Comments

3   2   2

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 09/10/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 248 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216