

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

Single price

\$865,000

Median sale price

Median price

\$880,000

Property Type

Townhouse

Suburb

Carrum

Period - From

11/04/2024

to

10/04/2025

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.

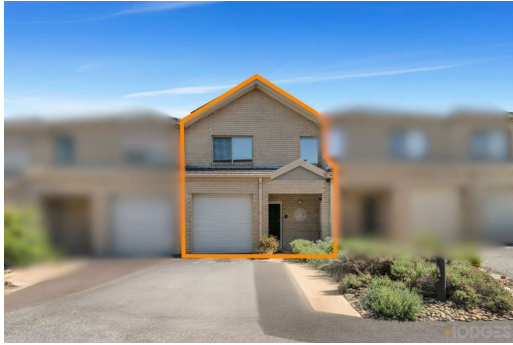
	Address of comparable property	Price	Date of sale
1	34 The Boulevard PATTERSON LAKES 3197	\$880,000	27/02/2025
2	5 Wright St CARRUM 3197	\$881,000	06/02/2025
3	3 Johnson Av CARRUM 3197	\$850,000	09/01/2025

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:

11/04/2025 09:42



3 2 2

Property Type: Townhouse
Land Size: 103 sqm approx
Agent Comments

Indicative Selling Price
\$865,000

Median Townhouse Price
11/04/2024 - 10/04/2025: \$880,000

Comparable Properties



34 The Boulevard PATTERSON LAKES 3197 (REI)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 27/02/2025
Property Type: Townhouse (Single)



5 Wright St CARRUM 3197 (REI/VG)

Agent Comments

3 2 2

Price: \$881,000
Method: Private Sale
Date: 06/02/2025
Property Type: House
Land Size: 348 sqm approx



3 Johnson Av CARRUM 3197 (VG)

Agent Comments

3 - -

Price: \$850,000
Method: Sale
Date: 09/01/2025
Property Type: Flat/Unit/Apartment (Res)

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