

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

2A GRAHAM ROAD CARRUM VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,500

Property type

House

Suburb

Carrum

Period-from

01 Nov 2024

to

31 Oct 2025

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 6 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

6/260 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$707,000	23-Jun-25
1/44 KURRAWA CRESCENT PATTERSON LAKES VIC 3197	\$820,000	24-Sep-25
1/1 BREEZE STREET BONBEACH VIC 3196	\$735,000	01-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 06 November 2025



6/260 MCLEOD ROAD PATTERSON LAKES VIC 3197

Sold Price **\$707,000** Sold Date **23-Jun-25**

 3  1  1

Distance **1.69km**



1/44 KURRAWA CRESCENT PATTERSON LAKES VIC 3197

Sold Price **\$820,000** Sold Date **24-Sep-25**

 3  2  2

Distance **1.49km**



1/1 BREEZE STREET BONBEACH VIC 3196

Sold Price **\$735,000** Sold Date **01-Jun-25**

 4  2  1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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