

# 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 3/21 Stanley Street, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,030,000 Property Type House Suburb Carrum

Period - From 01/10/2024 to 30/09/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

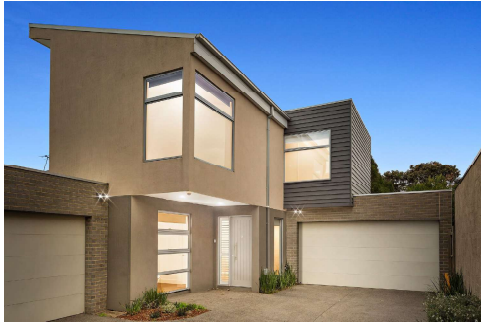
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/29 Church Rd CARRUM 3197	\$1,060,000	27/11/2025
2	1/2 Myola St CARRUM 3197	\$1,012,000	22/11/2025
3	3/52 Whatley St CARRUM 3197	\$1,100,000	22/11/2025

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: 05/01/2026 15:17



3 3 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending September 2025: \$1,030,000

## Comparable Properties



1/29 Church Rd CARRUM 3197 (REI)

Agent Comments

3 2 2

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 27/11/2025

**Property Type:** Townhouse (Single)

**Land Size:** 346 sqm approx



1/2 Myola St CARRUM 3197 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,012,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 349 sqm approx



3/52 Whatley St CARRUM 3197 (REI)

Agent Comments

3 3 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Townhouse (Res)

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