

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

3/6 RIGBY STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,101,000

Property type

House

Suburb

Carrum

Period-from

01 Dec 2024

to

30 Nov 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

1/2 MYOLA STREET CARRUM VIC 3197	\$1,012,000	22-Nov-25
3/29 CHURCH ROAD CARRUM VIC 3197	\$975,000	08-Nov-25
1/50 KALIMNA STREET CARRUM VIC 3197	\$962,000	28-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: 08 December 2025

Jason Mudford

M 0417 361 367

E jason.mudford@obrienrealestate.com.au



1/2 MYOLA STREET CARRUM VIC 3197

Sold Price

^{RS}

\$1,012,000

Sold Date

22-Nov-25

 3

 2

 2

Distance

0.18km



3/29 CHURCH ROAD CARRUM VIC 3197

Sold Price

^{RS}

\$975,000

Sold Date

08-Nov-25

 3

 2

 2

Distance

0.67km



1/50 KALIMNA STREET CARRUM VIC 3197

Sold Price

\$962,000

Sold Date

28-Jun-25

 3

 2

 2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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