

## 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

6/635 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$768,000

Property type

Unit

Suburb

Carrum

Period-from

01 Sep 2024

to

31 Aug 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

2/544 NEPEAN HIGHWAY BONBEACH VIC 3196

\$1,000,000

22-Aug-25

3/715 NEPEAN HIGHWAY CARRUM VIC 3197

\$945,000

10-Aug-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: 17 September 2025



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**2/544 NEPEAN HIGHWAY  
BONBEACH VIC 3196**

3 2 3

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **22-Aug-25**

Distance **1.34km**



**3/715 NEPEAN HIGHWAY CARRUM  
VIC 3197**

2 1 1

Sold Price <sup>RS</sup> **\$945,000** Sold Date **10-Aug-25**

Distance **0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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