

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

625d Nepean Highway, Carrum Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$961,000

Property Type

Townhouse

Suburb

Carrum

Period - From

29/10/2024

to

28/10/2025

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.

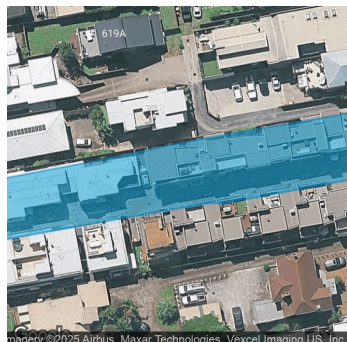
	Address of comparable property	Price	Date of sale
1	6/635 Nepean Hwy CARRUM 3197	\$1,010,000	18/10/2025
2	1/544 Nepean Hwy BONBEACH 3196	\$1,052,000	11/10/2025
3	3/715 Nepean Hwy CARRUM 3197	\$945,000	10/08/2025

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:

29/10/2025 10:09



 3
  2
  2

Property Type: House - Attached
House N.E.C.

Land Size: 2864 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

29/10/2024 - 28/10/2025: \$961,000

Comparable Properties



6/635 Nepean Hwy CARRUM 3197 (REI)

Agent Comments

 3
  2
  2

Price: \$1,010,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Res)



1/544 Nepean Hwy BONBEACH 3196 (REI)

Agent Comments

 3
  2
  4

Price: \$1,052,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)



3/715 Nepean Hwy CARRUM 3197 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$945,000

Method: Private Sale

Date: 10/08/2025

Property Type: Unit

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