

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

1/29 CHURCH 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

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

3/29 CHURCH ROAD CARRUM VIC 3197	\$975,000	08-Nov-25
65B ARMSTRONGS ROAD SEAFORD VIC 3198	\$1,050,000	23-Oct-25
5/8-10 DAHMEN STREET CARRUM VIC 3197	\$1,030,000	04-Sep-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: 21 November 2025

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3/29 CHURCH ROAD CARRUM VIC 3197

 3  2  2

Sold Price

^{RS} **\$975,000**

Sold Date **08-Nov-25**

Distance **0km**



65B ARMSTRONGS ROAD SEAFORD VIC 3198

 3  2  1

Sold Price

^{RS} **\$1,050,000**

Sold Date **23-Oct-25**

Distance **1.63km**



5/8-10 DAHMEN STREET CARRUM VIC 3197

 3  2  2

Sold Price

^{RS} **\$1,030,000**

Sold Date **04-Sep-25**

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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