

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

1/15 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

\$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

1/15 ALLEYNE AVENUE BONBEACH VIC 3196	\$975,000	06-Sep-25
53 EMMA STREET CARRUM VIC 3197	\$1,055,000	02-Aug-25
1/23 BONDI ROAD BONBEACH VIC 3196	\$980,000	01-May-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: 18 September 2025

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1/15 ALLEYNE AVENUE BONBEACH VIC 3196 Sold Price ^{RS} **\$975,000** Sold Date **06-Sep-25**
 Distance **1.75km**
 🛏️ 3 🚿 1 🚗 2



53 EMMA STREET CARRUM VIC 3197 Sold Price ^{RS} **\$1,055,000** Sold Date **02-Aug-25**
 Distance **0.69km**
 🛏️ 3 🚿 2 🚗 2



1/23 BONDI ROAD BONBEACH VIC 3196 Sold Price **\$980,000** Sold Date **01-May-25**
 Distance **1.64km**
 🛏️ 3 🚿 2 🚗 1



11 KIPLING STREET CARRUM VIC 3197 Sold Price ^{RS} **\$1,100,000** Sold Date **13-Jun-25**
 Distance **0.69km**
 🛏️ 3 🚿 2 🚗 2



5/8-10 DAHMEN STREET CARRUM VIC 3197 Sold Price ^{RS} **\$1,030,000** Sold Date **04-Sep-25**
 Distance **0.45km**
 🛏️ 3 🚿 2 🚗 2



2/27 MYOLA STREET CARRUM VIC 3197 Sold Price **\$1,030,000** Sold Date **13-May-25**
 Distance **0.17km**
 🛏️ 3 🚿 2 🚗 2

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

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**1/50 KALIMNA STREET CARRUM
VIC 3197**

 3  2  2

Sold Price

^{RS} **\$962,000**

Sold Date

28-Jun-25

Distance

1km



**29A MCLEOD ROAD CARRUM VIC
3197**

 3  2  2

Sold Price

^{RS} **\$950,000**

Sold Date

18-Aug-25

Distance

0.53km



**24A PATTERSON STREET
BONBEACH VIC 3196**

 3  2  1

Sold Price

\$913,000

Sold Date

08-Apr-25

Distance

1.34km



**4/8 CANBERRA STREET CARRUM
VIC 3197**

 3  2  2

Sold Price

^{RS} **\$910,000**

Sold Date

23-May-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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