

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

2/635 Nepean Highway, Carrum Vic 3197

Indicative selling price

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

Single price

\$719,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Carrum

Period - From

01/08/2024

to

31/07/2025

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	2/432 Station St BONBEACH 3196	\$715,000	12/07/2025
2	28/117 Mcleod Rd PATTERSON LAKES 3197	\$699,000	08/07/2025
3			

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:

01/08/2025 10:18



2 2 1

Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$719,000
Median Unit Price
01/08/2024 - 31/07/2025: \$720,000

Comparable Properties



2/432 Station St BONBEACH 3196 (REI)

Agent Comments

2 2 1

Price: \$715,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)



28/117 Mcleod Rd PATTERSON LAKES 3197 (REI/VG)

Agent Comments

3 2 2

Price: \$699,000
Method: Private Sale
Date: 08/07/2025
Property Type: House

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.

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