

## 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

11 KIPLING STREET CARRUM VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$949,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$828,500

Property type

Unit

Suburb

Carrum

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 1/26 WESTLEY STREET CARRUM VIC 3197 | \$1,040,000 | 22-Nov-24 |
| 2/8 CANBERRA STREET CARRUM VIC 3197 | \$1,088,000 | 17-Jan-25 |
| 3/21 STANLEY STREET CARRUM VIC 3197 | \$960,000   | 19-Nov-24 |

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: 28 April 2025



## 1/26 WESTLEY STREET CARRUM VIC 3197

 3  2  2

Sold Price

**\$1,040,000**

Sold Date

**22-Nov-24**

Distance

**0.48km**



## 2/8 CANBERRA STREET CARRUM VIC 3197

 3  3  2

Sold Price

**\$1,088,000**

Sold Date

**17-Jan-25**

Distance

**0.79km**



## 3/21 STANLEY STREET CARRUM VIC 3197

 3  3  2

Sold Price

**\$960,000**

Sold Date

**19-Nov-24**

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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