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	12 True Avenue, Carrum Vic 3197

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,100,000 Property Type House Suburb Carrum

Period - From 23/12/2024 to 22/12/2025 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	14 True Av CARRUM 3197	$1,450,000	13/12/2025
2			
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: 23/12/2025 21:56

12 True Avenue, Carrum Vic 3197



Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
23/12/2024 - 22/12/2025: $1,100,000

Comparable Properties



14 True Av CARRUM 3197 (REI)

3 2 2

Price: $1,450,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments

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.

Account - Ray White - The Bayside Group | P: 03 9584 8288

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