

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

1/13 MELTON AVENUE CARNEGIE VIC 3163

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2024

to

31 Jul 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

2/17 MELTON AVENUE CARNEGIE VIC 3163	\$860,000	06-May-25
2/66 GRANGE ROAD CARNEGIE VIC 3163	\$849,000	28-Jun-25
2/1 CAROOL ROAD CARNEGIE VIC 3163	\$862,000	25-Jun-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: 04 August 2025



2/17 MELTON AVENUE CARNEGIE VIC 3163

Sold Price ^{RS} **\$860,000** ^{UN} Sold Date **06-May-25**

2 1 1

Distance **0.03km**



2/66 GRANGE ROAD CARNEGIE VIC 3163

Sold Price ^{RS} **\$849,000** Sold Date **28-Jun-25**

2 1 1

Distance **1.61km**



2/1 CAROOL ROAD CARNEGIE VIC 3163

Sold Price **\$862,000** Sold Date **25-Jun-25**

2 1 1

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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