

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

16 Oakdene Crescent, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,691,000

Property Type House

Suburb Carnegie

Period - From 01/07/2024

to 30/06/2025

Source REIV

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	72 Dalny Rd MURRUMBEENA 3163	\$1,630,000	05/08/2025
2	17 Ricourt Av MURRUMBEENA 3163	\$1,850,000	26/07/2025
3	19 Tranmere Av CARNEGIE 3163	\$1,822,500	10/05/2025

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:

08/08/2025 09:46



 4  3  2

Rooms: 6

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending June 2025: \$1,691,000

Comparable Properties



72 Dalny Rd MURRUMBEENA 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,630,000

Method: Private Sale

Date: 05/08/2025

Property Type: House

Land Size: 602 sqm approx



17 Ricourt Av MURRUMBEENA 3163 (REI)

Agent Comments

 4  2  4

Price: \$1,850,000

Method: Private Sale

Date: 26/07/2025

Property Type: House

Land Size: 702 sqm approx



19 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

 4  2  1

Price: \$1,822,500

Method: Auction Sale

Date: 10/05/2025

Property Type: House

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036