

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 Seymour Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,201,800

Property Type Townhouse

Suburb Carnegie

Period - From 29/07/2024

to

28/07/2025

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	37a Hunter St CARNEGIE 3163	\$1,903,000	24/05/2025
2	60b Ardyne St MURRUMBEENA 3163	\$1,950,000	05/04/2025
3	11 Anna St GLEN HUNTLY 3163	\$1,907,000	25/02/2025

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:

29/07/2025 11:57



4 3 2

Rooms: 7
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median Townhouse Price
29/07/2024 - 28/07/2025: \$1,201,800

Comparable Properties

37a Hunter St CARNEGIE 3163 (VG)

Agent Comments

4 - -

Price: \$1,903,000
Method: Sale
Date: 24/05/2025
Property Type: House (Res)



60b Ardyne St MURRUMBEENA 3163 (REI/VG)

Agent Comments

5 4 2

Price: \$1,950,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 456 sqm approx



11 Anna St GLEN HUNTLY 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,907,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)
Land Size: 258 sqm approx

Account - Slater & Levin



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