

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

4a Boake Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$1,199,000

Property Type Townhouse

Suburb Carnegie

Period - From 17/07/2024

to

16/07/2025

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	40a Thomasina St BENTLEIGH EAST 3165	\$1,660,000	25/06/2025
2	9a Murrong Av BENTLEIGH EAST 3165	\$1,680,000	31/05/2025
3	824a North Rd BENTLEIGH EAST 3165	\$1,622,000	17/05/2025

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:

17/07/2025 10:33

4a Boake Street, Carnegie Vic 3163



2 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 323 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,650,000
Median Townhouse Price
17/07/2024 - 16/07/2025: \$1,199,000

Comparable Properties



40a Thomasina St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,660,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: Townhouse (Res)



9a Murrong Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,680,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 345 sqm approx



824a North Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 2

Price: \$1,622,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Single)

Account - Buxton



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