

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

54B Truganini Road, Carnegie Vic 3163

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 \$1,199,000

Property Type Townhouse

Suburb Carnegie

Period - From 03/08/2024

to

02/08/2025

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	1/23 Toolambool Rd CARNEGIE 3163	\$1,430,000	23/06/2025
2	1314 Glen Huntly Rd CARNEGIE 3163	\$1,455,000	17/05/2025
3	2/11-13 Oakleigh Rd CARNEGIE 3163	\$1,430,000	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:

03/08/2025 17:57

Ruth Roberts
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

03/08/2024 - 02/08/2025: \$1,199,000



Property Type:

Agent Comments

Comparable Properties

1/23 Toolamboool Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,430,000

Method: Sold Before Auction

Date: 23/06/2025

Property Type: Townhouse (Res)



1314 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,455,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House

Land Size: 277 sqm approx



2/11-13 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Townhouse (Single)

Land Size: 51 sqm approx

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