

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

5/10-12 Woorayl Street, Carnegie Vic 3163

Indicative selling price

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

Range between

\$365,000

&

\$399,000

Median sale price

Median price

\$655,000

Property Type

Unit

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	4/1207 Dandenong Rd MALVERN EAST 3145	\$387,500	30/07/2025
2	5/19 Brisbane St MURRUMBEENA 3163	\$391,000	26/07/2025
3	4/23 Elliott Av CARNEGIE 3163	\$385,000	26/06/2025

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:

12/08/2025 12:46



1 1 1

Property Type: Retail (Com)

Agent Comments

Indicative Selling Price

\$365,000 - \$399,000

Median Unit Price

Year ending June 2025: \$655,000

Comparable Properties



4/1207 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

1 1 1

Price: \$387,500

Method: Private Sale

Date: 30/07/2025

Property Type: Apartment



5/19 Brisbane St MURRUMBEENA 3163 (REI)

Agent Comments

1 1 1

Price: \$391,000

Method: Sold Before Auction

Date: 26/07/2025

Property Type: Apartment



4/23 Elliott Av CARNEGIE 3163 (VG)

Agent Comments

1 - -

Price: \$385,000

Method: Sale

Date: 26/06/2025

Property Type: Strata Unit/Flat