

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

1/1 Murrumbeena Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,211,800 Property Type Townhouse Suburb Carnegie

Period - From 20/04/2025 to 19/04/2026 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	7a Moira Av CARNEGIE 3163	\$1,240,000	18/04/2026
2	1/208 Koornang Rd CARNEGIE 3163	\$1,265,000	20/03/2026
3	1/49 Murrumbeena Rd MURRUMBEENA 3163	\$1,230,000	05/12/2025

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:

20/04/2026 17:15



 3  1  1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 350 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,265,000
Median Townhouse Price
 20/04/2025 - 19/04/2026: \$1,211,800

Comparable Properties



7a Moira Av CARNEGIE 3163 (REI)

Agent Comments

 2  1  2

Price: \$1,240,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 319 sqm approx



1/208 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$1,265,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)



1/49 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,230,000
Method: Private Sale
Date: 05/12/2025
Property Type: Townhouse (Single)

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



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