Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/7 Kingsley Parade, Carnegie Vic 3163
postcode	
Including suburb and postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$735,000	Pro	perty Type Ur	nit		Suburb	Carnegie
Period - From	01/01/2025	to	31/03/2025	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/1 Carool Rd CARNEGIE 3163	\$862,000	25/06/2025
2	4/55 Moonya Rd CARNEGIE 3163	\$860,000	26/05/2025
3	2/17 Melton Av CARNEGIE 3163	\$860,000	06/05/2025

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:	29/06/2025 21:45



Date of sale







Property Type: Villa Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price March quarter 2025: \$735,000

Comparable Properties



2/1 Carool Rd CARNEGIE 3163 (REI)

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Price: \$862,000

Method: Sold Before Auction

Date: 25/06/2025 Property Type: Unit

Land Size: 215 sqm approx

Agent Comments



4/55 Moonya Rd CARNEGIE 3163 (REI/VG)

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Agent Comments

Price: \$860,000 Method: Private Sale Date: 26/05/2025 Property Type: Unit



2/17 Melton Av CARNEGIE 3163 (REI)

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Price: \$860,000 Method: Private Sale Date: 06/05/2025 Property Type: Unit

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Agent Comments

Account - Buxton | P: 03 9563 9933





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