

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

14a Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,691,000

Property Type House

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	53B Moonya Rd CARNEGIE 3163	\$1,970,000	10/07/2025
2	37a Hunter St CARNEGIE 3163	\$1,903,000	24/05/2025
3	11 Anna St GLEN HUNTLY 3163	\$1,907,000	25/02/2025

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:

15/07/2025 08:36

14a Oakleigh Road, Carnegie Vic 3163

Ari Levin
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 4  3  3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending June 2025: \$1,691,000

Comparable Properties



53B Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

 4  3  3

Price: \$1,970,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: Townhouse (Single)

Land Size: 420 sqm approx

37a Hunter St CARNEGIE 3163 (VG)

Agent Comments

 4  -  -

Price: \$1,903,000

Method: Sale

Date: 24/05/2025

Property Type: House (Res)



11 Anna St GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,907,000

Method: Private Sale

Date: 25/02/2025

Property Type: Townhouse (Single)

Land Size: 258 sqm approx

Account - Slater & Levin



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