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	9 Melton Avenue, 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 $1,715,000 Property Type House Suburb Carnegie

Period - From 09/02/2025 to 08/02/2026 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	14 Elimatta Rd CARNEGIE 3163	$1,850,000	15/09/2025
2	29 Shepparson Av CARNEGIE 3163	$1,940,000	06/09/2025
3	16 Oakdene Cr CARNEGIE 3163	$1,971,000	30/08/2025

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: 09/02/2026 10:17

9 Melton Avenue, Carnegie Vic 3163

Ray White.



Property Type:
Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
09/02/2025 - 08/02/2026: $1,715,000

Comparable Properties



14 Elimatta Rd CARNEGIE 3163 (REI)

3 | 2 | 2

Price: $1,850,000
Method: Private Sale
Date: 15/09/2025
Property Type: House

Agent Comments



29 Shepparson Av CARNEGIE 3163 (VG)

3 | - | -

Price: $1,940,000
Method: Sale
Date: 06/09/2025
Property Type: Development Site (Res)
Land Size: 678 sqm approx

Agent Comments



16 Oakdene Cr CARNEGIE 3163 (REI/VG)

4 | 3 | 2

Price: $1,971,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 793 sqm approx

Agent Comments

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899

REIV THE DIFFERENCE

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