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	1/41 Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Single price $725,000

Median sale price

Median price $649,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2025 to 31/12/2025 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	112/8 Elliott Av CARNEGIE 3163	$730,000	22/11/2025
2	10/10 Emily St CARNEGIE 3163	$700,000	19/11/2025
3			

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: 27/02/2026 12:30

1/41 Coorigil Road, Carnegie Vic 3163

JellisCraig

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2 2 1

Property Type: Townhouse

Indicative Selling Price
$725,000
Median Unit Price
Year ending December 2025: $649,000

Comparable Properties



112/8 Elliott Av CARNEGIE 3163 (REI/VG)

2 2 1

Price: $730,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments



10/10 Emily St CARNEGIE 3163 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 19/11/2025
Property Type: Townhouse (Single)

Agent Comments

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.

REIV THE DIFFERENCE

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