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	1/55 Blackwood Street, Carnegie VIC 3163

Indicative selling price

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

Single price $315,000

Median sale price

Median price $750,000 Property Type Unit Suburb Carnegie

Period - From 04/08/2025 to 03/02/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/12 St Huberts Road Carnegie VIC 3163	$317,000	21/01/2026
7/45 Oakleigh Road Carnegie VIC 3163	$320,000	13/01/2026
13/21-23 Dunoon Street Murrumbeena VIC 3163	$315,000	02/12/2025

This Statement of Information was prepared on: 05/02/2026