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	2/38 Toolambool Road, Carnegie Vic 3163

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $1,726,000 Property Type House Suburb Carnegie

Period - From 01/04/2025 to 31/03/2026 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	1g Wilmot St MALVERN EAST 3145	$1,100,000	28/03/2026
2	1/31 Wanalta Rd CARNEGIE 3163	$1,020,000	07/12/2025
3	4/10 Howe St MURRUMBEENA 3163	$1,050,000	27/11/2025

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: 14/04/2026 09:45

2/38 Toolambool Road, Carnegie Vic 3163

Myron Ching
9573 6100
0431 262 955
myronching@jelliscraig.com.au



3 3 2

Property Type: Townhouse

Indicative Selling Price
$1,050,000
Median House Price
Year ending March 2026: $1,726,000

Comparable Properties



1g Wilmot St MALVERN EAST 3145 (REI)

3 2 2

Price: $1,100,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments



1/31 Wanalta Rd CARNEGIE 3163 (REI)

3 2 2

Price: $1,020,000
Method: Private Sale
Date: 07/12/2025
Property Type: Apartment

Agent Comments



4/10 Howe St MURRUMBEENA 3163 (VG)

2 - -

Price: $1,050,000
Method: Sale
Date: 27/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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