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	61 Blackwood Street, Carnegie Vic 3163

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,742,500 Property Type House 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	18 Morgan St CARNEGIE 3163	$1,240,000	10/12/2025
2	22 Omama Rd MURRUMBEENA 3163	$1,251,000	19/11/2025
3	2 Kokaribb Rd CARNEGIE 3163	$1,121,000	09/11/2025

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: 11/02/2026 15:33

61 Blackwood Street, Carnegie Vic 3163

JellisCraig

Alex Grigoriadis
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2 1 2

Property Type: House

Indicative Selling Price
$1,200,000
Median House Price
Year ending December 2025: $1,742,500

Comparable Properties



18 Morgan St CARNEGIE 3163 (REI)

2 1 2

Price: $1,240,000
Method: Auction Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments



22 Omama Rd MURRUMBEENA 3163 (REI/VG)

2 1 2

Price: $1,251,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)

Agent Comments



2 Kokaribb Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $1,121,000
Method: Auction Sale
Date: 09/11/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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