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	3/8 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,220,000 Property Type Townhouse Suburb Carnegie

Period - From 30/03/2025 to 29/03/2026 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	1245 Glen Huntly Rd CARNEGIE 3163	$1,050,000	28/03/2026
2	3/91 Oakleigh Rd CARNEGIE 3163	$1,100,000	02/12/2025
3	2/291 Koornang Rd CARNEGIE 3163	$1,120,000	15/11/2025

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: 30/03/2026 18:42