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	6a Judith Street, Carnegie Vic 3163

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,196,800 Property Type Townhouse Suburb Carnegie

Period - From 24/05/2025 to 23/05/2026 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	2/292 Koornang Rd CARNEGIE 3163	$1,141,000	18/04/2026
2	3/8 Oakleigh Rd CARNEGIE 3163	$1,190,000	11/04/2026
3	2/1 Libna St CARNEGIE 3163	$1,250,000	13/12/2025

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: 24/05/2026 12:08

6a Judith Street, Carnegie Vic 3163

Ari Levin
0407 412 142
ari@slaterlevin.com.au



3 2 2

Property Type: Unit
Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000
Median Townhouse Price
24/05/2025 - 23/05/2026: $1,196,800

Comparable Properties



2/292 Koornang Rd CARNEGIE 3163 (REI)

3 2 1

Price: $1,141,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit
Land Size: 203 sqm approx

Agent Comments



3/8 Oakleigh Rd CARNEGIE 3163 (REI)

3 2 2

Price: $1,190,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Unit
Land Size: 253 sqm approx

Agent Comments



2/1 Libna St CARNEGIE 3163 (REI/VG)

3 2 1

Price: $1,250,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit
Land Size: 316 sqm approx

Agent Comments

Account - Slater & Levin

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