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	17 Newman Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	26 Kokaribb Rd CARNEGIE 3163	$1,437,500	25/02/2026
2	8 Yendon Rd CARNEGIE 3163	$1,375,000	21/02/2026
3	35 Moira Av CARNEGIE 3163	$1,400,000	28/11/2025

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: 15/05/2026 17:12

17 Newman Avenue, Carnegie Vic 3163

Ari Levin
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3 1 2

Property Type: House
Land Size: 488 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending March 2026: $1,726,000

Comparable Properties



26 Kokaribb Rd CARNEGIE 3163 (REI)

2 2 2

Price: $1,437,500
Method: Auction Sale
Date: 25/02/2026
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments



8 Yendon Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $1,375,000
Method: Private Sale
Date: 21/02/2026
Property Type: House
Land Size: 375 sqm approx

Agent Comments



35 Moira Av CARNEGIE 3163 (REI/VG)

3 2 1

Price: $1,400,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: House (Res)

Agent Comments

Account - Slater & Levin

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