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	9 Margaret Street, Carnegie Vic 3163

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,692,500 Property Type House Suburb Carnegie

Period - From 01/07/2025 to 30/06/2026 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	7 Newman Av CARNEGIE 3163	$1,877,000	11/06/2026
2	15 Wimmera St ORMOND 3204	$1,840,000	14/03/2026
3	37a Munster Av CARNEGIE 3163	$1,915,000	14/02/2026

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: 20/07/2026 08:32

9 Margaret Street, Carnegie Vic 3163

Jack Slater
0430 283 724
jack@slaterlevin.com.au

SLATER & LEVIN

4 2 1

Rooms: 6
Property Type: House
Land Size: 470 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending June 2026: $1,692,500

Comparable Properties



7 Newman Av CARNEGIE 3163 (REI)

4 2 2

Price: $1,877,000
Method: Sold Before Auction
Date: 11/06/2026
Property Type: House (Res)
Land Size: 491 sqm approx

Agent Comments



15 Wimmera St ORMOND 3204 (REI/VG)

4 2 2

Price: $1,840,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments



37a Munster Av CARNEGIE 3163 (REI/VG)

3 2 1

Price: $1,915,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments

Account - Slater & Levin

REIV THE DIFFERENCE

propertydata.com.au

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