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<br>Including suburb and postcode | 8/3 YENDON ROAD CARNEGIE VIC 3163 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $490,000 | & | $530,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $641,000 | Property type | Unit | Suburb | Carnegie |
| Period-from | 01 Aug 2025 | to | 31 Jul 2026 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 4/3 YENDON ROAD CARNEGIE VIC 3163 | $495,000 | 20-Apr-26 |
| 7/9 WILKS STREET CAULFIELD NORTH VIC 3161 | $511,500 | 22-Aug-26 |
| | | |

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 6 months.

This Statement of Information was prepared on: 25 August 2026

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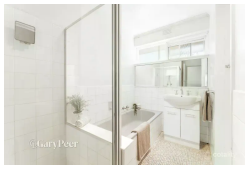


**4/3 YENDON ROAD CARNEGIE VIC 3163**

2 1 2

Sold Price **$495,000** Sold Date **20-Apr-26**

Distance **0km**



**7/9 WILKS STREET CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price RS **$511,500** Sold Date **22-Aug-26**

Distance **4.2km**

**RS** = Recent sale **UN** = Undisclosed Sale

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