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	15 HEWITTS 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	$1,550,000	&	$1,620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,750,000	Property type	House	Suburb	Carnegie
Period-from	01 Jun 2025	to	31 May 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
21 WALNUT STREET CARNEGIE VIC 3163	$1,550,000	23-May-26
6 SHEPPARSON AVENUE CARNEGIE VIC 3163	$1,760,000	06-Mar-26
63 MILLER STREET CARNEGIE VIC 3163	$1,560,000	08-Jan-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: 01 June 2026

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21 WALNUT STREET CARNEGIE VIC 3163

4 1 1

Sold Price RS $1,550,000 Sold Date 23-May-26

Distance 0.23km

6 SHEPPARSON AVENUE CARNEGIE VIC 3163

3 1 2

Sold Price $1,760,000 Sold Date 06-Mar-26

Distance 0.31km

63 MILLER STREET CARNEGIE VIC 3163

3 1 1

Sold Price $1,560,000 Sold Date 08-Jan-26

Distance 1.25km

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

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