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	2/163a Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Single price $900,000

Median sale price

Median price $1,192,500 Property Type Townhouse Suburb Carnegie

Period - From 12/03/2024 to 11/03/2025 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	4/58 Railway Rd CARNEGIE 3163	$899,000	21/12/2024
2	1/168 Kangaroo Rd HUGHESDALE 3166	$890,000	15/10/2024
3	1/67 Mimosa Rd CARNEGIE 3163	$900,000	12/10/2024

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: 12/03/2025 16:06

2/163a Oakleigh Road, Carnegie Vic 3163

Jay Price
0478 106 669
jay.price@belleproperty.com



3 1 1

Rooms: 1
Property Type: House

Agent Comments

Indicative Selling Price
$900,000
Median Townhouse Price
12/03/2024 - 11/03/2025: $1,192,500

Comparable Properties

4/58 Railway Rd CARNEGIE 3163 (VG)

3 - -

Price: $899,000
Method: Sale
Date: 21/12/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/168 Kangaroo Rd HUGHESDALE 3166 (REI/VG)

3 2 1

Price: $890,000
Method: Private Sale
Date: 15/10/2024
Property Type: Unit
Land Size: 267 sqm approx

Agent Comments



1/67 Mimosa Rd CARNEGIE 3163 (VG)

3 - -

Price: $900,000
Method: Sale
Date: 12/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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