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	12 Holywood Grove, 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 $1,850,000 Property Type House Suburb Carnegie

Period - From 01/10/2024 to 31/12/2024 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	37a Oakleigh Rd CARNEGIE 3163	$1,315,000	01/03/2025
2	1 Heywood St CAULFIELD NORTH 3161	$1,370,000	08/12/2024
3	14 Dunoon St MURRUMBEENA 3163	$1,221,000	23/11/2024

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: 11/03/2025 17:44

12 Holywood Grove, Carnegie Vic 3163

Jellis Craig
Sarah Gursansky
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2 1 2

Property Type: House

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2024: $1,850,000

Comparable Properties



37a Oakleigh Rd CARNEGIE 3163 (REI)

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Price: $1,315,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 488 sqm approx

Agent Comments



1 Heywood St CAULFIELD NORTH 3161 (REI)

3 1 2

Price: $1,370,000
Method: Auction Sale
Date: 08/12/2024
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments



14 Dunoon St MURRUMBEENA 3163 (REI/VG)

4 1 1

Price: $1,221,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House
Land Size: 562 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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