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	10/45 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Single price $275,000

Median sale price

Median price $595,000 Property Type Unit Suburb Carnegie

Period - From 17/03/2024 to 16/03/2025 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	9/15 Poplar Gr CARNEGIE 3163	$255,000	21/02/2025
2	3/1A First Av MURRUMBEENA 3163	$300,000	13/02/2025
3	3/144 Oakleigh Rd CARNEGIE 3163	$285,000	11/02/2025

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: 17/03/2025 15:02

10/45 Oakleigh Road, Carnegie Vic 3163



1

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$275,000
Median Unit Price
17/03/2024 - 16/03/2025: $595,000

Comparable Properties



9/15 Poplar Gr CARNEGIE 3163 (REI)

1 1 1

Price: $255,000
Method: Private Sale
Date: 21/02/2025
Property Type: Unit

Agent Comments



3/1A First Av MURRUMBEENA 3163 (REI)

1 1 1

Price: $300,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment

Agent Comments



3/144 Oakleigh Rd CARNEGIE 3163 (REI)

1 1 1

Price: $285,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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