Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Walden Grove, Carnegie 3163

Indicative selling price

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

Single price	$	or range between	$1,500,000	&	$1,600,000

Median sale price

Median price	$1,820,000	Property type	House	Suburb	Carnegie
Period - From	01/01/2025	to	31/03/2025	Source	R.E.I.V

Comparable property sales

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
49 Shepparson Avenue, Carnegie 3163	$1,630,000	07/12/2024
50 Truganini Road, Carnegie 3163	$1,545,000	22/03/2025
27 Albert Road, Carnegie 3163	$1,571,000	15/02/2025

This Statement of Information was prepared on: 20/04/2025