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	29 Shepparson Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,691,000 Property Type House Suburb Carnegie

Period - From 01/07/2024 to 30/06/2025 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	36 Kangaroo Rd MURRUMBEENA 3163	$1,580,000	12/07/2025
2	7 Ariadne Av MURRUMBEENA 3163	$1,550,000	14/06/2025
3	36 Howe St MURRUMBEENA 3163	$1,575,000	01/03/2025

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: 26/08/2025 12:51

29 Shepparson Avenue, Carnegie Vic 3163

JellisCraig

Myron Ching
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3 1 3

Property Type: House

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2025: $1,691,000

Comparable Properties



36 Kangaroo Rd MURRUMBEENA 3163 (REI)

4 2 2

Price: $1,580,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments



7 Ariadne Av MURRUMBEENA 3163 (REI/VG)

2 1 2

Price: $1,550,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments



36 Howe St MURRUMBEENA 3163 (REI/VG)

3 1 4

Price: $1,575,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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