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<br>Including suburb and postcode | 9a Morgan Street, Carnegie Vic 3163 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $1,707,500 Property Type House Suburb Carnegie

Period - From 23/09/2024 to 22/09/2025 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 | 1/19 Parker St ORMOND 3204 | $1,381,000 | 13/09/2025 |
| 2 | 12 Augusta St GLEN HUNTLY 3163 | $1,358,000 | 08/09/2025 |
| 3 | 1/14 Rigby Av CARNEGIE 3163 | $1,350,000 | 06/09/2025 |

**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: 23/09/2025 12:54