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	5/33 Toolambool Road, Carnegie 3163

Indicative selling price

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

Single price	$	or range between	$480,000	&	$520,000

Median sale price

Median price	$662,500	Property type	Apartment	Suburb	Carnegie
Period - From	01/04/2025	to	30/06/2025	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
5/1 Rosstown Road, Carnegie 3163	$480,000	10/07/2025
9/12 Maroona Road, Carnegie 3163	$535,000	23/08/2025
1/2 Rigby Avenue, Carnegie 3163	$502,000	16/08/2025

This Statement of Information was prepared on: 23/09/2025