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	291a Koornang Road, Carnegie Vic 3163

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $648,000 Property Type Unit Suburb Carnegie

Period - From 16/10/2024 to 15/10/2025 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	1/11 Mackay Av GLEN HUNTLY 3163	$912,500	20/09/2025
2	2/1172-1174 Dandenong Rd CARNEGIE 3163	$997,000	30/05/2025
3	2/14 Arawatta St CARNEGIE 3163	$951,000	28/05/2025

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: 16/10/2025 15:51

291a Koornang Road, Carnegie Vic 3163

Property Type:
Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
16/10/2024 - 15/10/2025: $648,000

Comparable Properties



1/11 Mackay Av GLEN HUNTLY 3163 (REI)

3 | 1 | 1

Price: $912,500
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Agent Comments



2/1172-1174 Dandenong Rd CARNEGIE 3163 (REI/VG)

3 | 2 | 1

Price: $997,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Townhouse (Res)

Agent Comments



2/14 Arawatta St CARNEGIE 3163 (REI/VG)

3 | 2 | 1

Price: $951,000
Method: Private Sale
Date: 28/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369

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