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	4/91 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $657,500 Property Type Unit Suburb Carnegie

Period - From 01/10/2024 to 30/09/2025 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	1/251 Murrumbeena Rd MURRUMBEENA 3163	$840,000	08/11/2025
2	3/34 Moonya Rd CARNEGIE 3163	$865,000	08/11/2025
3	3/9 Holloway St ORMOND 3204	$855,000	03/11/2025

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: 17/11/2025 12:20

4/91 Oakleigh Road, Carnegie Vic 3163



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 127 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
Year ending September 2025: $657,500

Comparable Properties



1/251 Murrumbeena Rd MURRUMBEENA 3163 (REI)

2 1 2

Price: $840,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit

Agent Comments



3/34 Moonya Rd CARNEGIE 3163 (REI)

2 1 2

Price: $865,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit

Agent Comments



3/9 Holloway St ORMOND 3204 (REI)

2 1 1

Price: $855,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: Unit

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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