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	111/16 Woorayl Street, Carnegie VIC 3163

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $1,659,250 Property Type Other Suburb Carnegie

Period - From 20/05/2025 to 19/11/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
103/276 Neerim Road Carnegie VIC 3163	$430,000	07/06/2025
405/285 Neerim Road Carnegie VIC 3163	$435,000	17/09/2025
1/26 Shepparson Avenue Carnegie VIC 3163	$440,000	12/11/2025

This Statement of Information was prepared on: 20/11/2025