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	1/54 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,225,000 Property Type Townhouse Suburb Carnegie

Period - From 19/01/2025 to 18/01/2026 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	2/1 Libna St CARNEGIE 3163	$1,250,000	13/12/2025
2	1/291 Koornang Rd CARNEGIE 3163	$1,256,000	15/11/2025
3	9a Morgan St CARNEGIE 3163	$1,370,000	05/10/2025

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: 19/01/2026 22:07

1/54 Oakleigh Road, Carnegie Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
19/01/2025 - 18/01/2026: $1,225,000

Comparable Properties



2/1 Libna St CARNEGIE 3163 (REI)

3 2 1

Price: $1,250,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit
Land Size: 316 sqm approx

Agent Comments



1/291 Koornang Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $1,256,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit

Agent Comments



9a Morgan St CARNEGIE 3163 (REI/VG)

3 2 1

Price: $1,370,000
Method: Private Sale
Date: 05/10/2025
Property Type: House

Agent Comments

Account - Gary Peer & Associates Bentleigh | P: 88426800

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