

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

715 North Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Carnegie

Period - From 01/10/2024 to 31/12/2024 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	26 Doris St MURRUMBEENA 3163	\$1,401,000	15/02/2025
2	796 North Rd BENTLEIGH EAST 3165	\$1,400,000	25/11/2024
3	9 Box Ct BENTLEIGH EAST 3165	\$1,395,000	09/11/2024

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:

11/03/2025 10:01



3 1 3

Property Type: House
Land Size: 618 sqm approx

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2024: \$1,850,000

Comparable Properties



26 Doris St MURRUMBEENA 3163 (REI)

Agent Comments

3 1 3

Price: \$1,401,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 616 sqm approx



796 North Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 25/11/2024
Property Type: House (Res)
Land Size: 650 sqm approx



9 Box Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 3

Price: \$1,395,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604