

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

1/1 Libna Street, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,820,000

Property Type

House

Suburb

Carnegie

Period - From

01/01/2025

to

31/03/2025

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	1/12 Woornack Rd CARNEGIE 3163	\$1,210,000	19/03/2025
2	26a Murrumbeena Cr MURRUMBEENA 3163	\$1,145,000	15/03/2025
3	1/102 Neville St CARNEGIE 3163	\$1,135,000	15/03/2025

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:

12/04/2025 15:16

1/1 Libna Street, Carnegie Vic 3163

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$1,150,000

Median House Price

March quarter 2025: \$1,820,000



 4  2  1

Property Type: House

Comparable Properties



1/12 Wornack Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,210,000

Method: Auction Sale

Date: 19/03/2025

Property Type: Unit



26a Murrumbeena Cr MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,145,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Townhouse (Res)

Land Size: 340 sqm approx



1/102 Neville St CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$1,135,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

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



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