

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

1/14 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,950,000

&

\$2,140,000

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	38b Windsor Av MCKINNON 3204	\$1,995,000	01/05/2025
2	13b Emma St CAULFIELD SOUTH 3162	\$1,996,000	30/04/2025
3	2c Malcolm St MCKINNON 3204	\$2,100,000	14/01/2025

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:

21/05/2025 12:47



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,140,000

Median House Price

March quarter 2025: \$1,820,000

Comparable Properties



38b Windsor Av MCKINNON 3204 (REI)

Agent Comments

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 2

Price: \$1,995,000

Method: Auction Sale

Date: 01/05/2025

Property Type: Townhouse (Res)

Land Size: 362 sqm approx



13b Emma St CAULFIELD SOUTH 3162 (REI)

Agent Comments

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 4
 2

Price: \$1,996,000

Method: Sold Before Auction

Date: 30/04/2025

Property Type: Townhouse (Res)

Land Size: 339 sqm approx



2c Malcolm St MCKINNON 3204 (VG)

Agent Comments

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Price: \$2,100,000

Method: Sale

Date: 14/01/2025

Property Type: Strata Unit/Townhouse - Conjoined

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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