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

11 Kingsley Parade, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$2,600,000		&		\$2,800,000				
Median sale price									
Median price	\$1,820,000	Pro	Property Type Hou		use		Suburb	Carnegie	
Period - From	01/01/2025	to	31/03/2025		So	ource	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 sixmonths 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	5 Takapuna St CAULFIELD SOUTH 3162	\$2,600,000	12/03/2025
2	32 Belsize Av CARNEGIE 3163	\$2,560,000	09/11/2024
3			

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:

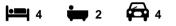
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Property Type: House

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price March quarter 2025: \$1,820,000

Comparable Properties

bentu:	5 Takapuna St CAULFIELD SOUTH 3162 (REI) 4 4 3 3 Price: \$2,600,000 Method: Sold Before Auction Date: 12/03/2025 Property Type: House (Res) Land Size: 983 sqm approx	Agent Comments
	32 Belsize Av CARNEGIE 3163 (REI/VG) 4 2 2 2 Price: \$2,560,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 678 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500





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