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	3 Albert Road, Carnegie Vic 3163
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Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,691,000	Pro	perty Type	louse		Suburb	Carnegie
Period - From	01/07/2024	to	30/06/2025	9	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

Address of comparable property		Price	Date of sale
1	14 Florence St ORMOND 3204	\$1,666,000	23/08/2025
2	20 Wilmoth Av CARNEGIE 3163	\$1,520,000	02/08/2025
3	22 Victory St MURRUMBEENA 3163	\$1,570,000	31/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/10/2025 10:38



JellisCraig

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Comparable Properties



14 Florence St ORMOND 3204 (REI)

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Price: \$1,666,000

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Method: Auction Sale Date: 23/08/2025 Property Type: House (Re

Property Type: House (Res) **Land Size:** 555 sqm approx

Agent Comments



20 Wilmoth Av CARNEGIE 3163 (REI)

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Price: \$1,520,000 **Method:** Auction Sale **Date:** 02/08/2025

Property Type: House (Res) **Land Size:** 560 sqm approx



22 Victory St MURRUMBEENA 3163 (REI)

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Agent Comments

Price: \$1,570,000 Method: Private Sale Date: 31/07/2025

Property Type: House (Res) Land Size: 562 sqm approx

Account - Jellis Craig | P: 03 9593 4500





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