# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,570,000

## Property offered for sale

| Address Including suburb and postcode | 13 Albert Road, Carnegie Vic 3163 |
|---------------------------------------|-----------------------------------|
|                                       |                                   |

#### Indicative selling price

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

| Range between \$1,500,000 | & | \$1,600,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

#### Median sale price

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

## Comparable property sales (\*Delete A or B below as applicable)

22 Victory St MURRUMBEENA 3163

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.

| Ad | dress 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   |

#### OR

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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: | 23/09/2025 11:31 |
|--|------------------|



31/07/2025

# **JellisCraig**

Robert de Freitas 0421 430 350 RobertdeFreitas@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending June 2025: \$1,691,000





# Comparable Properties



14 Florence St ORMOND 3204 (REI)

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**Price:** \$1,666,000 **Method:** Auction Sale **Date:** 23/08/2025

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

**Agent Comments** 



20 Wilmoth Av CARNEGIE 3163 (REI)

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**Agent Comments** 

**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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