

# 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

13 Albert Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,691,000

Property 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)

**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	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 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



2 1 4

Property Type: House

**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)**

Agent Comments

3 1 2

**Price:** \$1,666,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 555 sqm approx



**20 Wilmoth Av CARNEGIE 3163 (REI)**

Agent Comments

3 1 2

**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)**

Agent Comments

3 2 4

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 31/07/2025

**Property Type:** House (Res)

**Land Size:** 562 sqm approx