

## 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

2 CAROOL ROAD CARNEGIE VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,400,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,608,500

Property type

House

Suburb

Carnegie

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

29 OMAMA ROAD MURRUMBEENA VIC 3163

\$2,500,000

01-Apr-25

21 BARRANI STREET BENTLEIGH EAST VIC 3165

\$2,475,000

28-Jun-25

22 BEWDLEY STREET ORMOND VIC 3204

\$2,405,000

29-May-25

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 6 months.

This Statement of Information was prepared on: 01 October 2025

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**29 OMAMA ROAD MURRUMBEENA  
VIC 3163**

 5  2  -

Sold Price

**\$2,500,000**

Sold Date

**01-Apr-25**

Distance

**1.14km**



**21 BARRANI STREET BENTLEIGH  
EAST VIC 3165**

 4  2  2

Sold Price

**\$2,475,000**

Sold Date

**28-Jun-25**

Distance

**1.93km**



**22 BEWDLEY STREET ORMOND  
VIC 3204**

 5  3  3

Sold Price <sup>RS</sup> **\$2,405,000** <sup>UN</sup>

Sold Date

**29-May-25**

Distance

**1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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