

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2 Walden Grove, Carnegie 3163

Indicative selling price

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

Single price \$ or range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,820,000 Property type House Suburb Carnegie
Period - From 01/01/2025 to 31/03/2025 Source R.E.I.V

Comparable property sales

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 |
|-------------------------------------|-------------|--------------|
| 49 Shepparson Avenue, Carnegie 3163 | \$1,630,000 | 07/12/2024 |
| 50 Truganini Road, Carnegie 3163 | \$1,545,000 | 22/03/2025 |
| 27 Albert Road, Carnegie 3163 | \$1,571,000 | 15/02/2025 |

This Statement of Information was prepared on: 20/04/2025