

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

20 Wilmoth Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between

\$1,500,000

&

\$1,550,000

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	48 Shepparson Av CARNEGIE 3163	\$1,607,000	31/05/2025
2	2 Walden Gr CARNEGIE 3163	\$1,657,000	17/05/2025
3	50 Truganini Rd CARNEGIE 3163	\$1,545,000	22/03/2025

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:

08/07/2025 10:07



3 1 2

Property Type: House

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

Year ending June 2025: \$1,691,000

Comparable Properties



48 Shepparson Av CARNEGIE 3163 (REI)

Agent Comments

3 1 2

Price: \$1,607,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House

Land Size: 554 sqm approx



2 Walden Gr CARNEGIE 3163 (REI)

Agent Comments

3 1 2

Price: \$1,657,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 575 sqm approx

50 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 4

Price: \$1,545,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 647 sqm approx