

## 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  
206/180 Koornang Road, Carnegie Vic 3163

#### Indicative selling price

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

Single price \$365,000

#### Median sale price

Median price	\$657,500	Property Type	Unit	Suburb	Carnegie
Period - From	01/10/2024	to	30/09/2025	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	207/253 Waverley Rd MALVERN EAST 3145	\$365,000	14/08/2025
2	204/1060 Dandenong Rd CARNEGIE 3163	\$365,000	31/07/2025
3	104/253 Waverley Rd MALVERN EAST 3145	\$370,000	28/06/2025

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:

08/12/2025 14:21