

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

286 Koornang Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,750,000

Property Type House

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	1/26 Turner Av GLEN HUNTLY 3163	\$1,250,000	26/10/2025
2	3 Hethersett Gr CARNEGIE 3163	\$1,301,000	16/08/2025
3	3/64 Woorack Rd CARNEGIE 3163	\$1,252,000	26/07/2025

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:

11/11/2025 17:06

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2025: \$1,750,000



3 2 2

Property Type: House

Comparable Properties



1/26 Turner Av GLEN HUNTLY 3163 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 26/10/2025

Property Type: Unit



3 Hethersett Gr CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$1,301,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 390 sqm approx



3/64 Woornack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,252,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500