

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

29 Shepparson Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

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	36 Kangaroo Rd MURRUMBEENA 3163	\$1,580,000	12/07/2025
2	7 Ariadne Av MURRUMBEENA 3163	\$1,550,000	14/06/2025
3	36 Howe St MURRUMBEENA 3163	\$1,575,000	01/03/2025

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:

26/08/2025 12:51

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

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



3 1 3

Property Type: House

Comparable Properties



36 Kangaroo Rd MURRUMBEENA 3163 (REI)

Agent Comments

4 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 685 sqm approx



7 Ariadne Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$1,550,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 581 sqm approx



36 Howe St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 4

Price: \$1,575,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 597 sqm approx

Account - Jellis Craig | P: 03 9593 4500