### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

4 Walden Grove, Carnegie Vic 3163
, , ,

#### Indicative selling price

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

Range between \$1,700,000 & \$1,800,000	Range between	\$1,700,000	&	\$1,800,000
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#### Median sale price

Median price	\$1,802,500	Pro	perty Type	House		Suburb	Carnegie
Period - From	01/07/2025	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

Add	dress of comparable property	Price	Date of sale
1	17 Ricourt Av MURRUMBEENA 3163	\$1,850,000	26/07/2025
2	11 Judith St CARNEGIE 3163	\$1,750,000	16/07/2025
3	20 Mimosa Rd CARNEGIE 3163	\$1,662,000	14/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2025 12:58







Rooms: 6 **Property Type:** Agent Comments

**Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price** September guarter 2025: \$1,802,500

# Comparable Properties



17 Ricourt Av MURRUMBEENA 3163 (REI/VG)

**Agent Comments** 

Price: \$1,850,000 Method: Private Sale Date: 26/07/2025 Property Type: House

Land Size: 702 sqm approx

11 Judith St CARNEGIE 3163 (REI/VG)





Agent Comments

Price: \$1,750,000 Method: Private Sale Date: 16/07/2025 Property Type: House Land Size: 727 sqm approx



20 Mimosa Rd CARNEGIE 3163 (REI/VG)



Agent Comments

Price: \$1,662,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 571 sqm approx

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