

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address	
Including suburb and	407/16 Woorayl Street, Carnegie 3163
postcode	

Indicative selling price

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

Single price \$669.000

Median sale price

Median price	\$735,000	Pro	perty type	Apartment		Suburb	Carnegie
Period - From	01/01/2025	to	31/03/2025	Source	R.E.I	I.V	

Comparable property sales

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
308/1242 Glen Huntly Road, Carnegie 3163	\$680,000	30/05/2025
210/17 Elliott Avenue, Carnegie 3163	\$692,500	29/05/2025
107/323 Neerim Road, Carnegie 3163	\$675,000	14/03/2025

This Statement of Information was prepared on: 07/07/2025