

# 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  
postcode 48 Shepparson Avenue, Carnegie 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,500,000 & \$1,600,000

## Median sale price

Median price \$1,820,000 Property type House Suburb Carnegie  
Period - From 01/01/2025 to 31/03/2025 Source R.E.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
27 Albert Road, Carnegie 3163	\$1,571,000	15/02/2025
49 Shepparson Avenue, Carnegie 3163	\$1,640,000	07/12/2024
50 Truganini Road, Carnegie 3163	\$1,545,000	22/03/2025

This Statement of Information was prepared on: 06/05/2025