Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	5/77 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$749,000

Median sale price

Median price	\$657,500	Pro	perty Type	Unit		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

1	3/38 Munster Av CARNEGIE 3163	\$795,000	06/11/2025
2	6/193 Grange Rd GLEN HUNTLY 3163	\$770,000	28/10/2025
3	6/30 Coorigil Rd CARNEGIE 3163	\$737,000	09/09/2025

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:	01/12/2025 14:47



Date of sale

JellisCraig

Alex Grigoriadis 9573 6100 0490 028 403 alexgrigoriadis@jelliscraig.com.au

Indicative Selling Price \$749,000 **Median Unit Price** Year ending September 2025: \$657,500





Comparable Properties



3/38 Munster Av CARNEGIE 3163 (REI)

Price: \$795,000 Method: Private Sale

Date: 06/11/2025 **Property Type:** Unit **Agent Comments**



6/193 Grange Rd GLEN HUNTLY 3163 (REI)

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Agent Comments

Price: \$770,000 Method: Private Sale Date: 28/10/2025 Property Type: Unit

Land Size: 165 sqm approx



6/30 Coorigil Rd CARNEGIE 3163 (REI/VG)



Price: \$737,000 Method: Private Sale Date: 09/09/2025 Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500



