

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

505/16 Woorayl Street, Carnegie Vic 3163

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$605,000

Property Type

Unit

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	Price	Date of sale
1	605/16 Woorayl St CARNEGIE 3163	\$480,000	15/10/2025
2	112/60 Belgrave Rd MALVERN EAST 3145	\$472,000	24/07/2025
3	109/1242 Glen Huntly Rd CARNEGIE 3163	\$460,000	12/06/2025

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:

05/11/2025 10:08

505/16 Woorayl Street, Carnegie Vic 3163



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
September quarter 2025: \$605,000

Comparable Properties



605/16 Woorayl St CARNEGIE 3163 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$480,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: Apartment



112/60 Belgrave Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$472,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment



109/1242 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$460,000
Method: Auction Sale
Date: 12/06/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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