Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	6a Wanalta Road, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,375,000
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Median sale price

Median price	\$1,802,500	Pro	perty Type H	ouse		Suburb	Carnegie
Period - From	01/07/2025	to	30/09/2025	So	ource	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	3/1267 Glen Huntly Rd CARNEGIE 3163	\$1,301,000	18/10/2025
2	2/1 St Vincent St CAULFIELD EAST 3145	\$1,420,000	20/09/2025
3	1/19 Parker St ORMOND 3204	\$1,381,000	13/09/2025

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:	22/10/2025 11:24



Date of sale