

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

74 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,750,000

Property Type

House

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	Price	Date of sale
1	59a Murray Rd ORMOND 3204	\$1,260,000	04/10/2025
2	15 Murrong Av BENTLEIGH EAST 3165	\$1,240,888	21/06/2025
3			

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:

17/11/2025 15:43



 3
  2
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2025: \$1,750,000

Comparable Properties



59a Murray Rd ORMOND 3204 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,260,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)



15 Murrong Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,240,888

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 370 sqm approx

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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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