

# 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 6/7 Toolambool Road, Carnegie Vic 3163

### Indicative selling price

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

Single price \$745,000

### Median sale price

Median price \$638,500

Property Type Unit

Suburb Carnegie

Period - From 01/10/2025

to 31/12/2025

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	2/38 Royal Av GLEN HUNTLY 3163	\$752,000	20/02/2026
2	6/193 Grange Rd GLEN HUNTLY 3163	\$770,000	28/10/2025
3	2/45 Hobart Rd MURRUMBEENA 3163	\$736,000	25/10/2025

**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:

23/03/2026 18:57

6/7 Toolambool Road, Carnegie Vic 3163



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$745,000

**Median Unit Price**  
December quarter 2025: \$638,500

## Comparable Properties



**2/38 Royal Av GLEN HUNTLY 3163 (REI)**

[Agent Comments](#)

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**Price:** \$752,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2026  
**Property Type:** Unit



**6/193 Grange Rd GLEN HUNTLY 3163 (REI/VG)**

[Agent Comments](#)

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**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** Unit  
**Land Size:** 165 sqm approx



**2/45 Hobart Rd MURRUMBEENA 3163 (REI)**

[Agent Comments](#)

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**Price:** \$736,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Unit

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



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