

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

2/26 Ames Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price \$935,000

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	301/1256 Glen Huntly Rd CARNEGIE 3163	\$931,000	07/12/2025
2	1/89 Oakleigh Rd CARNEGIE 3163	\$990,000	22/11/2025
3	1/506 Neerim Rd MURRUMBEENA 3163	\$946,000	22/10/2025

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:

30/03/2026 13:55

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3 2 1

Property Type: Townhouse

Indicative Selling Price

\$935,000

Median Unit Price

December quarter 2025: \$638,500

Comparable Properties



301/1256 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$931,000

Method: Auction Sale

Date: 07/12/2025

Property Type: Apartment



1/89 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$990,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)



1/506 Neerim Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$946,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604