

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

202/1b Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$335,000

&

\$365,000

Median sale price

Median price

\$502,000

Property Type

Unit

Suburb

Carnegie

Period - From

22/07/2025

to

21/07/2026

Source

Property Data

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	9/9 Maroona Rd CARNEGIE 3163	\$357,000	21/05/2026
2	6/8 Adelaide St MURRUMBEENA 3163	\$360,000	21/04/2026
3	7/7 Bute St MURRUMBEENA 3163	\$360,000	02/04/2026

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:

22/07/2026 13:39



Property Type: Apartment

Agent Comments

Comparable Properties



9/9 Maroona Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$357,000

Method: Private Sale

Date: 21/05/2026

Property Type: Apartment



6/8 Adelaide St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 21/04/2026

Property Type: Unit



7/7 Bute St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment

Account - McGrath Blackburn | P: 0398771277