

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

9/45 KOKARIBB ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,199,000

&

\$1,299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,677,500

Property type

Other

Suburb

Carnegie

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

6/45 KOKARIBB ROAD CARNEGIE VIC 3163	\$1,300,000	09-Jun-26
7/45 KOKARIBB ROAD CARNEGIE VIC 3163	\$1,300,000	18-Jun-26
8/45 KOKARIBB ROAD CARNEGIE VIC 3163	\$1,280,000	20-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 27 August 2026



**6/45 KOKARIBB ROAD CARNEGIE
VIC 3163**

 3  2  2

Sold Price

\$1,300,000

Sold Date

09-Jun-26

Distance

0.01km



**7/45 KOKARIBB ROAD CARNEGIE
VIC 3163**

 3  2  2

Sold Price

Sold Date

18-Jun-26

Distance

0.03km



**8/45 KOKARIBB ROAD CARNEGIE
VIC 3163**

 3  2  2

Sold Price

\$1,280,000

Sold Date

20-Jun-26

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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