

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

2/38 Toolambool Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,115,000

Median sale price

Median price

\$1,742,500

Property Type

House

Suburb

Carnegie

Period - From

01/01/2025

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	1/49 Murrumbeena Rd MURRUMBEENA 3163	\$1,230,000	05/12/2025
2	3/91 Oakleigh Rd CARNEGIE 3163	\$1,100,000	02/12/2025
3	1/70 Truganini Rd CARNEGIE 3163	\$1,145,000	08/11/2025

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:

27/02/2026 12:55

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Indicative Selling Price

\$1,115,000

Median House Price

Year ending December 2025: \$1,742,500



 3  3  2

Property Type: Townhouse

Comparable Properties



1/49 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$1,230,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Single)



3/91 Oakleigh Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 02/12/2025

Property Type: Townhouse (Res)



1/70 Truganini Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,145,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500