

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

1/14 Emily Street, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,299,000

Median sale price

Median price

\$1,220,000

Property Type

Townhouse

Suburb

Carnegie

Period - From

16/07/2025

to

15/07/2026

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	6/45 Kokaribb Rd CARNEGIE 3163	\$1,350,000	15/06/2026
2	7a Hewitts Rd CARNEGIE 3163	\$1,395,000	21/03/2026
3	2/16 Queens Av CAULFIELD EAST 3145	\$1,325,000	21/02/2026

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:

16/07/2026 16:35

1/14 Emily Street, Carnegie Vic 3163

Jack Slater
0430 283 724
jack@slaterlevin.com.au



3 2 2

Rooms: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,299,000
Median Townhouse Price
16/07/2025 - 15/07/2026: \$1,220,000

Comparable Properties



6/45 Kokaribb Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 15/06/2026
Property Type: Townhouse (Single)
Land Size: 273 sqm approx



7a Hewitts Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,395,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)



2/16 Queens Av CAULFIELD EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,325,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)

Account - Slater & Levin



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