

## 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

Range between \$900,000 & \$980,000

#### 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	1/31 Wanalta Rd CARNEGIE 3163	\$1,020,000	07/12/2025
2	3/7 Dunoon St MURRUMBEENA 3163	\$1,025,000	27/11/2025
3	1/89 Oakleigh Rd CARNEGIE 3163	\$990,000	22/11/2025

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:

17/02/2026 10:57

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**Property Type:** Townhouse

**Indicative Selling Price**

\$900,000 - \$980,000

**Median House Price**

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

## Comparable Properties



**1/31 Wanalta Rd CARNEGIE 3163 (REI)**



Agent Comments

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 07/12/2025

**Property Type:** Apartment



**3/7 Dunoon St MURRUMBEENA 3163 (REI/VG)**



Agent Comments

**Price:** \$1,025,000

**Method:** Sold Before Auction

**Date:** 27/11/2025

**Property Type:** Townhouse (Res)



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



Agent Comments

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500