

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



3 2 1

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

3 2 2

Price: \$1,020,000
Method: Private Sale
Date: 07/12/2025
Property Type: Apartment



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

Agent Comments

3 1 1

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

3 1 2

Price: \$990,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)