

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

4/144 OAKLEIGH 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2024

to

31 Oct 2025

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

3/38 MUNSTER AVENUE CARNEGIE VIC 3163	\$795,000	06-Nov-25
9/144 OAKLEIGH ROAD CARNEGIE VIC 3163	\$450,000	13-Sep-25
105/33 BELSIZE AVENUE CARNEGIE VIC 3163	\$660,000	27-Oct-25

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: 10 November 2025



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**3/38 MUNSTER AVENUE
CARNEGIE VIC 3163**

2 1 1

Sold Price

^{RS} **\$795,000** Sold Date **06-Nov-25**

Distance **1.95km**



**9/144 OAKLEIGH ROAD CARNEGIE
VIC 3163**

2 - -

Sold Price

\$450,000 Sold Date **13-Sep-25**

Distance **0km**



**105/33 BELSIZE AVENUE
CARNEGIE VIC 3163**

2 1 1

Sold Price

^{RS} **\$660,000** Sold Date **27-Oct-25**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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