

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

1/17 Toolambool Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$649,000 Property Type Unit 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	2/38 Royal Av GLEN HUNTLY 3163	\$752,000	20/02/2026
2	4/96 Mimosa Rd CARNEGIE 3163	\$826,000	20/12/2025
3	2/29 Ulupna Rd ORMOND 3204	\$800,000	24/11/2025

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:

17/03/2026 11:12

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Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

Year ending December 2025: \$649,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/38 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$752,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: Unit



4/96 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$826,000

Method: Auction Sale

Date: 20/12/2025

Property Type: Unit



2/29 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 24/11/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500