

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

1/24 Shepperson Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,150,000 & \$1,220,000

Median sale price

Median price	\$1,222,500	Property Type	Townhouse	Suburb	Carnegie
Period - From	16/02/2025	to	15/02/2026	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	2/1 Libna St CARNEGIE 3163	\$1,250,000	13/12/2025
2	1/15 Coorigil Rd CARNEGIE 3163	\$1,180,000	29/11/2025
3	3/177 Murrumbeena Rd MURRUMBEENA 3163	\$1,180,000	15/11/2025

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:

16/02/2026 14:31


Property Type:

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,220,000

Median Townhouse Price

16/02/2025 - 15/02/2026: \$1,222,500

Comparable Properties


2/1 Libna St CARNEGIE 3163 (REI/VG)


Agent Comments

Price: \$1,250,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit

Land Size: 316 sqm approx

1/15 Coorigil Rd CARNEGIE 3163 (REI/VG)


Agent Comments

Price: \$1,180,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

3/177 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)


Agent Comments

Price: \$1,180,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480