

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

1/11 RIGBY AVENUE 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2025

to

31 Jul 2026

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

7/45 KOKARIBB ROAD CARNEGIE VIC 3163	\$1,300,000	18-Jun-26
5/11 ETNA STREET GLEN HUNTLY VIC 3163	\$1,330,000	18-Apr-26
1/162 TUCKER ROAD BENTLEIGH VIC 3204	\$1,355,000	02-Mar-26

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.

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**7/45 KOKARIBB ROAD CARNEGIE
VIC 3163**

3 2 2

Sold Price

\$1,300,000

Sold Date

18-Jun-26

Distance

1.12km



**5/11 ETNA STREET GLEN HUNTLY
VIC 3163**

4 3 2

Sold Price

\$1,330,000

Sold Date

18-Apr-26

Distance

1.64km



**1/162 TUCKER ROAD BENTLEIGH
VIC 3204**

3 3 1

Sold Price

\$1,355,000

Sold Date

02-Mar-26

Distance

2.07km

RS = Recent sale

UN = Undisclosed Sale

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