

# 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

1/14 Coling Avenue, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000

&

\$840,000

### Median sale price

Median price \$646,000

Property Type Unit

Suburb Carnegie

Period - From 01/04/2024

to 31/03/2025

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	5/17 Park Av GLEN HUNTLY 3163	\$793,000	04/05/2025
2	2/17 Gerald St MURRUMBEENA 3163	\$830,000	18/04/2025
3	2/62 Lillimur Rd ORMOND 3204	\$815,000	10/04/2025

**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:

08/05/2025 16:49

1/14 Coling Avenue, Carnegie Vic 3163



 2  1 

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 197.489 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$770,000 - \$840,000

**Median Unit Price**

Year ending March 2025: \$646,000

## Comparable Properties



**5/17 Park Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$793,000  
**Method:** Sold Before Auction  
**Date:** 04/05/2025  
**Property Type:** Unit



**2/17 Gerald St MURRUMBEENA 3163 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 18/04/2025  
**Property Type:** Unit



**2/62 Lillimur Rd ORMOND 3204 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$815,000  
**Method:** Sold Before Auction  
**Date:** 10/04/2025  
**Property Type:** Unit

**Account - Gary Peer & Associates** | P: 03 95631666 | F: 03 95631369



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