

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

1/16 Shepparson Avenue, Carnegie VIC 3163

Indicative selling price

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

Range between

\$585,000

&

\$630,000

Median sale price

Median price

\$649,000

Property Type

Unit

Suburb

Carnegie

Period - From

16/07/2025

to

15/01/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/16 Shepparson Av, Carnegie Vic	\$585,000	31/07/2025
201/41 Murrumbeena Rd, Murrumbeena Vic	\$632,500	13/12/2025
102/257 Neerim Rd, Carnegie Vic	\$599,999	22/11/2025

This Statement of Information was prepared on:

16/01/2026