

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

1/9-11 TOOLAMBOOL ROAD 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2025

to

30 Jun 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

1/4 KOKARIBB ROAD CARNEGIE VIC 3163	\$616,500	26-May-26
6/32 JERSEY PARADE CARNEGIE VIC 3163	\$581,000	15-Apr-26
109/9 MORTON AVENUE CARNEGIE VIC 3163	\$567,000	29-Jan-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.~~

This Statement of Information was prepared on: 10 July 2026



**1/4 KOKARIBB ROAD CARNEGIE
VIC 3163**

Sold Price

\$616,500

Sold Date **26-May-26**

2 1 1

Distance **0.19km**



**6/32 JERSEY PARADE CARNEGIE
VIC 3163**

Sold Price

\$581,000

Sold Date **15-Apr-26**

2 1 1

Distance **0.6km**



**109/9 MORTON AVENUE
CARNEGIE VIC 3163**

Sold Price

\$567,000

Sold Date **29-Jan-26**

2 1 1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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