

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 Kooringa Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,220,000

Property Type

Townhouse

Suburb

Carnegie

Period - From

17/07/2025

to

16/07/2026

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	5 Culma St GLEN HUNTLY 3163	\$1,380,000	21/05/2026
2	20a Leinster St ORMOND 3204	\$1,450,000	18/04/2026
3	1/202 Neerim Rd CARNEGIE 3163	\$1,425,000	14/03/2026

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:

17/07/2026 13:43



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,350,000

Median Townhouse Price

17/07/2025 - 16/07/2026: \$1,220,000

Comparable Properties



5 Culma St GLEN HUNTLY 3163 (REI)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Sold Before Auction

Date: 21/05/2026

Property Type: House (Res)



20a Leinster St ORMOND 3204 (REI/VG)

Agent Comments

3 3 1

Price: \$1,450,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)



1/202 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,425,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Account - Atria Real Estate