

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

1281 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,726,000

Property Type House

Suburb Carnegie

Period - From 01/04/2025

to

31/03/2026

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	78 Booran Rd GLEN HUNTLY 3163	\$1,600,000	11/04/2026
2	1 Acacia St CARNEGIE 3163	\$1,618,000	14/03/2026
3	47 Grange Rd CAULFIELD EAST 3145	\$1,606,000	05/02/2026

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:

27/04/2026 14:39

1281 Glen Huntly Road, Carnegie Vic 3163

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4 2 2

Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2026: \$1,726,000

Comparable Properties



78 Booran Rd GLEN HUNTLY 3163 (REI)

Agent Comments

3 1 2

Price: \$1,600,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 639 sqm approx



1 Acacia St CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 3

Price: \$1,618,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 617 sqm approx



47 Grange Rd CAULFIELD EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,606,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: House (Res)
Land Size: 575 sqm approx

Account - Slater & Levin



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