

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

13 Ames Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$617,500

Property Type Unit

Suburb Carnegie

Period - From 01/04/2026

to

30/06/2026

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	41b Moonya Rd CARNEGIE 3163	\$1,350,000	01/08/2026
2	11 Churchill CI MURRUMBEENA 3163	\$1,300,000	18/04/2026
3	3/29 Fisher St MALVERN EAST 3145	\$1,220,000	11/02/2026

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:

10/08/2026 14:58



 3  2 

Rooms: 6
Property Type: Unit
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Unit Price
June quarter 2026: \$617,500

Comparable Properties

41b Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 500 sqm approx



11 Churchill CI MURRUMBEENA 3163 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,300,000
Method: Private Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 301 sqm approx



3/29 Fisher St MALVERN EAST 3145 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,220,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: Unit

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