

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

2/3 Merric Lane, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,634,000

Property Type House

Suburb Carnegie

Period - From 01/01/2026

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	2/38 Toolambool Rd CARNEGIE 3163	\$1,070,000	01/05/2026
2	1g Wilmot St MALVERN EAST 3145	\$1,100,000	28/03/2026
3	6/3 Ames Av CARNEGIE 3163	\$1,160,000	07/03/2026

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:

09/06/2026 14:58

2/3 Merric Lane, Carnegie Vic 3163



3 2 2

Rooms: 4

Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$1,634,000

Comparable Properties



2/38 Toolambool Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 3 2

Price: \$1,070,000

Method: Private Sale

Date: 01/05/2026

Property Type: Townhouse (Single)



1g Wilmot St MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



6/3 Ames Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 3 2

Price: \$1,160,000

Method: Sold Before Auction

Date: 07/03/2026

Property Type: Townhouse (Res)

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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