

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

2/44a Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$770,000

&

\$830,000

Median sale price

Median price \$640,000

Property Type Unit

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	2/10-12 Milton St CARNEGIE 3163	\$830,000	11/02/2026
2	2/20 Kingsley Pde CARNEGIE 3163	\$815,000	18/11/2025
3	3/38 Munster Av CARNEGIE 3163	\$795,000	06/11/2025

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:

29/04/2026 09:20



Property Type:
Agent Comments

Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

Year ending March 2026: \$640,000

Comparable Properties



2/10-12 Milton St CARNEGIE 3163 (REI)

Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 11/02/2026

Property Type: Unit



2/20 Kingsley Pde CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 18/11/2025

Property Type: Unit



3/38 Munster Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 06/11/2025

Property Type: Unit

Account - Buxton | P: 03 9563 9933