

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

2/6 Newman Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$280,000 & \$295,000

Median sale price

Median price \$543,500 Property Type Unit Suburb Carnegie

Period - From 10/09/2025 to 09/09/2026 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	7/307 Grange Rd ORMOND 3204	\$290,000	18/06/2026
2	13/6 Newman Av CARNEGIE 3163	\$270,000	19/05/2026
3	6/45 Oakleigh Rd CARNEGIE 3163	\$280,000	05/05/2026

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:

10/09/2026 17:32

2/6 Newman Avenue, Carnegie Vic 3163



 1  1  0

Rooms: 2
Property Type: Unit
Land Size: 1436 sqm approx
Agent Comments

Indicative Selling Price

\$280,000 - \$295,000

Median Unit Price

10/09/2025 - 09/09/2026: \$543,500

Comparable Properties



7/307 Grange Rd ORMOND 3204 (VG)

Agent Comments

 1  -  -

Price: \$290,000
Method: Sale
Date: 18/06/2026
Property Type: Strata Unit/Flat



13/6 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$270,000
Method: Private Sale
Date: 19/05/2026
Property Type: Apartment



6/45 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$280,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment

Account - Buxton



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