

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

209/9 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price

Median price \$561,500

Property Type Unit

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	404/3 Morton Av CARNEGIE 3163	\$450,000	06/05/2026
2	4/1110 Glen Huntly Rd GLEN HUNTLY 3163	\$458,000	22/04/2026
3	309/9 Morton Av CARNEGIE 3163	\$430,000	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:

19/05/2026 14:29



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

March quarter 2026: \$561,500

Comparable Properties



404/3 Morton Av CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 06/05/2026

Property Type: Apartment



4/1110 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$458,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment



309/9 Morton Av CARNEGIE 3163 (VG)

Agent Comments

 2  -  -

Price: \$430,000

Method: Sale

Date: 11/02/2026

Property Type: Strata Unit/Flat

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480