

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

23b Kingsley Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,726,000

Property Type House

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	5 Margaret St CARNEGIE 3163	\$1,650,000	20/03/2026
2	11 Vine Gr CARNEGIE 3163	\$1,673,000	16/12/2025
3	23a El Nido Gr CARNEGIE 3163	\$1,670,000	12/11/2025

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:

16/04/2026 13:34

23b Kingsley Parade, Carnegie Vic 3163

Ari Levin
0407 412 142
ari@slaterlevin.com.au



 4  2  2

Property Type: House
Land Size: 457 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median House Price
Year ending March 2026: \$1,726,000

Comparable Properties



5 Margaret St CARNEGIE 3163 (REI)

Agent Comments

 4  1  2

Price: \$1,650,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)
Land Size: 470 sqm approx



11 Vine Gr CARNEGIE 3163 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,673,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)
Land Size: 286 sqm approx



23a El Nido Gr CARNEGIE 3163 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,670,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: House (Res)
Land Size: 428 sqm approx

Account - Slater & Levin



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