

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

3/5 St Huberts Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$617,500

Property Type Unit

Suburb Carnegie

Period - From 01/04/2026

to

30/06/2026

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	383 Neerim Rd CARNEGIE 3163	\$1,100,000	30/05/2026
2	2/292 Koornang Rd CARNEGIE 3163	\$1,141,000	18/04/2026
3	3/258 Koornang Rd CARNEGIE 3163	\$1,080,000	11/04/2026

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:

21/07/2026 09:29



3 2 2

Property Type: Villa

Indicative Selling Price

\$980,000 - \$1,050,000

Median Unit Price

June quarter 2026: \$617,500

Comparable Properties



383 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 321 sqm approx



2/292 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,141,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit

Land Size: 203 sqm approx



3/258 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 1

Price: \$1,080,000

Method: Private Sale

Date: 11/04/2026

Property Type: Unit