

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 Lascelles Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,600,000

Property Type House

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	326 Mckinnon Rd MCKINNON 3204	\$1,350,000	25/07/2026
2	17 Newman Av CARNEGIE 3163	\$1,411,000	30/05/2026
3	31 Ardyne St MURRUMBEENA 3163	\$1,435,000	28/02/2026

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:

18/08/2026 10:13

3 Lascelles Street, Carnegie Vic 3163

Jack Slater
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3 2 2

Rooms: 5
Property Type: House
Land Size: 485 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
June quarter 2026: \$1,600,000

Comparable Properties



326 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

3 1 1

Price: \$1,350,000
Method: Sold Before Auction
Date: 25/07/2026
Property Type: House (Res)
Land Size: 474 sqm approx



17 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$1,411,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 488 sqm approx



31 Ardyne St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$1,435,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 425 sqm approx

Account - Slater & Levin



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