

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

312/9 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$640,000

Property Type Unit

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	2/21 Adelaide St MURRUMBEENA 3163	\$450,000	03/03/2026
2	309/9 Morton Av CARNEGIE 3163	\$430,000	11/02/2026
3	107/9 Morton Av CARNEGIE 3163	\$420,000	29/11/2025

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:

04/05/2026 13:30



 2
  1
  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending March 2026: \$640,000

Comparable Properties

2/21 Adelaide St MURRUMBEENA 3163 (VG)

Agent Comments

 2
  -
  -

Price: \$450,000

Method: Sale

Date: 03/03/2026

Property Type: Strata Unit/Flat



309/9 Morton Av CARNEGIE 3163 (VG)

Agent Comments

 2
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Price: \$430,000

Method: Sale

Date: 11/02/2026

Property Type: Strata Unit/Flat



107/9 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$420,000

Method: Private Sale

Date: 29/11/2025

Property Type: Apartment

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036