

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	4/13-15 Toolambool Road, Carnegie Vic 3163
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Indicative selling price

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

Range between \$650,000 & \$700,000

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 5/2 Adelaide St MURRUMBEENA 3163	\$610,000	25/06/2026
2 19/1162-1164 Dandenong Rd CARNEGIE 3163	\$710,000	09/06/2026
3 1/2 Adelaide St MURRUMBEENA 3163	\$620,000	18/04/2026

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: 17/09/2026 10:59

4/13-15 Toolambool Road, Carnegie Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
June quarter 2026: \$617,500

Comparable Properties



5/2 Adelaide St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 25/06/2026
Property Type: Apartment



19/1162-1164 Dandenong Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 09/06/2026
Property Type: Apartment



1/2 Adelaide St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Apartment

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