

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

5/3 Ames Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,634,000

Property Type House

Suburb Carnegie

Period - From 01/01/2026

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	2/38 Toolambool Rd CARNEGIE 3163	\$1,070,000	01/05/2026
2	1g Wilmot St MALVERN EAST 3145	\$1,100,000	28/03/2026
3	6/3 Ames Av CARNEGIE 3163	\$1,160,000	07/03/2026

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:

27/05/2026 12:20

5/3 Ames Avenue, Carnegie Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2026: \$1,634,000

Comparable Properties



2/38 Toolambool Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 01/05/2026
Property Type: Townhouse (Single)



1g Wilmot St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



6/3 Ames Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Sold Before Auction
Date: 07/03/2026
Property Type: Townhouse (Res)

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