

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

6/22 Margaret Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$510,000 & \$560,000

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	7/2-4 Watson Gr GLEN HUNTLY 3163	\$510,000	06/08/2026
2	8/3 Rosedale Av GLEN HUNTLY 3163	\$580,000	06/07/2026
3	7/13 Waratah Av GLEN HUNTLY 3163	\$550,000	05/06/2026

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:

08/09/2026 14:06

6/22 Margaret Street, Carnegie Vic 3163



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Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median Unit Price
June quarter 2026: \$617,500

Comparable Properties



7/2-4 Watson Gr GLEN HUNTLY 3163 (REI)

Agent Comments

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Price: \$510,000
Method: Private Sale
Date: 06/08/2026
Property Type: Unit



8/3 Rosedale Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 06/07/2026
Property Type: Apartment



7/13 Waratah Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 05/06/2026
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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