

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

8/26 Shepparson Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Carnegie

Period - From

29/05/2024

to

28/05/2025

Source

Property Data

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	1/9 Dunoon St MURRUMBEENA 3163	\$362,000	29/03/2025
2	11/18 Ulupna Rd ORMOND 3204	\$360,000	05/02/2025
3	6/24 Lillimur Rd ORMOND 3204	\$366,000	01/02/2025

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:

29/05/2025 15:45



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$349,000
Median Unit Price
29/05/2024 - 28/05/2025: \$590,000

Comparable Properties



1/9 Dunoon St MURRUMBEENA 3163 (REI)

[Agent Comments](#)

1 1 1

Price: \$362,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Apartment



11/18 Ulupna Rd ORMOND 3204 (REI)

[Agent Comments](#)

1 1 1

Price: \$360,000
Method: Private Sale
Date: 05/02/2025
Property Type: Apartment



6/24 Lillimur Rd ORMOND 3204 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$366,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Apartment

Account - Slater & Levin



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