

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9/13-15 Toolambool Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$580,000

&

\$620,000

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 five kilometres of the property for sale in the last 18 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	2/4 Kokaribb Rd CARNEGIE 3163	\$613,000	16/07/2026
2	2/7 Huntly St GLEN HUNTLY 3163	\$608,000	15/07/2026
3	6/5-7 Ames Av CARNEGIE 3163	\$662,000	24/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/08/2026 12:45

9/13-15 Toolambool Road, Carnegie Vic 3163

ATRIA
REAL ESTATE

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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

June quarter 2026: \$617,500



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/4 Kokaribb Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$613,000

Method: Auction Sale

Date: 16/07/2026

Property Type: Apartment



2/7 Huntly St GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$608,000

Method: Sold Before Auction

Date: 15/07/2026

Property Type: Apartment



6/5-7 Ames Av CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$662,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment

Account - Atria Real Estate



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