

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

2/29 EMILY STREET CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

6/30 COORIGIL ROAD CARNEGIE VIC 3163	\$737,000	03-Sep-25
2/12 MACKAY AVENUE GLEN HUNTLY VIC 3163	\$740,000	10-Sep-25
2/15 PAGET STREET HUGHESDALE VIC 3166	\$750,000	01-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 24 February 2026



**6/30 COORIGIL ROAD CARNEGIE
VIC 3163**

 2  1  1

Sold Price

\$737,000

Sold Date **03-Sep-25**

Distance **0.52km**



**2/12 MACKAY AVENUE GLEN
HUNTLY VIC 3163**

 2  1  1

Sold Price

\$740,000

Sold Date **10-Sep-25**

Distance **1.9km**



**2/15 PAGET STREET HUGHESDALE
VIC 3166**

 2  1  1

Sold Price

\$750,000

Sold Date **01-Nov-25**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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