

# 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

1 Acacia Street, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,735,000 Property Type House Suburb Carnegie

Period - From 01/10/2025 to 31/12/2025 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	47 Grange Rd CAULFIELD EAST 3145	\$1,606,000	05/02/2026
2	1293-1295 Dandenong Rd MALVERN EAST 3145	\$1,590,000	01/11/2025
3	3 Erindale St MURRUMBEENA 3163	\$1,535,000	13/09/2025

**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:

16/02/2026 12:56

1 Acacia Street, Carnegie Vic 3163



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
December quarter 2025: \$1,735,000

## Comparable Properties



47 Grange Rd CAULFIELD EAST 3145 (REI)

Agent Comments



**Price:** \$1,606,000  
**Method:** Sold Before Auction  
**Date:** 05/02/2026  
**Property Type:** House (Res)  
**Land Size:** 575 sqm approx



1293-1295 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments



**Price:** \$1,590,000  
**Method:** Private Sale  
**Date:** 01/11/2025  
**Property Type:** House  
**Land Size:** 600 sqm approx



3 Erindale St MURRUMBEENA 3163 (REI/VG)

Agent Comments



**Price:** \$1,535,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 564 sqm approx

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