

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

78b Lyons Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,225,000

Property Type Townhouse

Suburb Carnegie

Period - From 15/02/2025

to 14/02/2026

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	26B Innellan Rd MURRUMBEENA 3163	\$1,907,000	30/11/2025
2	7d Mclaurin Rd CARNEGIE 3163	\$1,830,000	01/11/2025
3	52B Wallace Av MURRUMBEENA 3163	\$1,750,000	25/10/2025

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:

15/02/2026 14:59



4
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Rooms: 8
Property Type: Land
Land Size: 279 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,850,000
Median Townhouse Price
 15/02/2025 - 14/02/2026: \$1,225,000

Comparable Properties



26B Innellan Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,907,000
Method: Sold Before Auction
Date: 30/11/2025
Property Type: Townhouse (Res)
Land Size: 370 sqm approx



7d Mclaurin Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4
 2
 3

Price: \$1,830,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: House (Res)
Land Size: 378 sqm approx



52B Wallace Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,750,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480