

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

3/26 St Huberts Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,222,500

Property Type

Townhouse

Suburb

Carnegie

Period - From

16/02/2025

to

15/02/2026

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	2c Looker St MURRUMBEENA 3163	\$1,354,000	25/11/2025
2	6a Wanalta Rd CARNEGIE 3163	\$1,395,000	22/11/2025
3	1/14 Rigby Av CARNEGIE 3163	\$1,350,000	06/09/2025

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 18:18

3/26 St Huberts Road, Carnegie Vic 3163

Ari Levin
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3 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,300,000
Median Townhouse Price
16/02/2025 - 15/02/2026: \$1,222,500

Comparable Properties



2c Looker St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,354,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: Townhouse (Res)



6a Wanalta Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,395,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx



1/14 Rigby Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

Account - Slater & Levin



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