

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

31 Morgan Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	25 Railway Rd CARNEGIE 3163	\$1,735,000	29/11/2025
2	21 Bent St CAULFIELD SOUTH 3162	\$1,705,000	16/11/2025
3	18 Miller St CARNEGIE 3163	\$1,727,000	07/09/2025

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:

15/02/2026 21:24

Ruth Roberts
9572 1666
0409 214 110
rroberts@woodards.com.au



4 2 2

Property Type: House
Land Size: 558 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
December quarter 2025: \$1,735,000

Comparable Properties



25 Railway Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,735,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)



21 Bent St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 3

Price: \$1,705,000
Method: Auction Sale
Date: 16/11/2025
Property Type: House (Res)
Land Size: 549 sqm approx



18 Miller St CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$1,727,000
Method: Sold After Auction
Date: 07/09/2025
Property Type: House
Land Size: 570 sqm approx

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