

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

3/15 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$649,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2025 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	2/8 Wanalta Rd CARNEGIE 3163	\$980,000	03/12/2025
2	102/6 Claire St MCKINNON 3204	\$952,000	22/09/2025
3	3/146 Booran Rd GLEN HUNTLY 3163	\$1,010,000	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: 09/02/2026 11:07



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending December 2025: \$649,000

Comparable Properties



2/8 Wanalta Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 03/12/2025
Property Type: Unit



102/6 Claire St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$952,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment



3/146 Booran Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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