

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

7 Madden Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,620,000 & \$1,782,000

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	40 Moore St CAULFIELD SOUTH 3162	\$1,700,000	23/11/2025
2	30 Derby Cr CAULFIELD EAST 3145	\$1,725,000	08/11/2025
3	17 Grandview Gr CARNEGIE 3163	\$1,700,000	18/10/2025

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:

12/02/2026 10:28



Property Type: House

Land Size: 690 sqm approx

[Agent Comments](#)

Comparable Properties



40 Moore St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)



Price: \$1,700,000

Method: Auction Sale

Date: 23/11/2025

Property Type: House (Res)

Land Size: 618 sqm approx



30 Derby Cr CAULFIELD EAST 3145 (REI)

[Agent Comments](#)



Price: \$1,725,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)



17 Grandview Gr CARNEGIE 3163 (REI)

[Agent Comments](#)



Price: \$1,700,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 613 sqm approx