

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

26 Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,715,000 Property Type House Suburb Carnegie

Period - From 12/02/2025 to 11/02/2026 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	1988 Malvern Rd MALVERN EAST 3145	\$1,200,000	03/12/2025
2	31a Munster Av CARNEGIE 3163	\$1,225,000	23/08/2025
3	104 Oakleigh Rd CARNEGIE 3163	\$1,190,000	16/08/2025

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 15:14



2 2 2

Rooms: 5
Property Type: House
Land Size: 353 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
12/02/2025 - 11/02/2026: \$1,715,000

Comparable Properties



1988 Malvern Rd MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,200,000
Method: Private Sale
Date: 03/12/2025
Property Type: House (Res)
Land Size: 317 sqm approx



31a Munster Av CARNEGIE 3163 (REI)

[Agent Comments](#)

2 1 2

Price: \$1,225,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)



104 Oakleigh Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,190,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 390 sqm approx

Account - Slater & Levin



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