

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 507/2 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$570,000 & \$590,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Carnegie

Period - From 29/01/2025 to 28/01/2026 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	105/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	\$599,000	27/11/2025
2	203/7 Toward St MURRUMBEENA 3163	\$585,000	12/11/2025
3	3/4 Kokaribb Rd CARNEGIE 3163	\$585,000	20/09/2025

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: 29/01/2026 15:06



Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$570,000 - \$590,000
Median Unit Price
 29/01/2025 - 28/01/2026: \$585,000

Comparable Properties



105/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$599,000
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment



203/7 Toward St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$585,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: Apartment



3/4 Kokaribb Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Apartment

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