

# 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 3/8 Oakleigh Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,222,500 Property Type Townhouse Suburb Carnegie

Period - From 16/03/2025 to 15/03/2026 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	1/34 Cadby Av ORMOND 3204	\$1,070,000	24/02/2026
2	1/31 Wanalta Rd CARNEGIE 3163	\$1,020,000	07/12/2025
3	3/91 Oakleigh Rd CARNEGIE 3163	\$1,100,000	02/12/2025

**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: 16/03/2026 16:01

3/8 Oakleigh Road, Carnegie Vic 3163



 3  2  2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 253 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Townhouse Price**  
16/03/2025 - 15/03/2026: \$1,222,500

## Comparable Properties



1/34 Cadby Av ORMOND 3204 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 24/02/2026  
**Property Type:** Townhouse (Single)



1/31 Wanalta Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 07/12/2025  
**Property Type:** Apartment



3/91 Oakleigh Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 3  2  2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 02/12/2025  
**Property Type:** Townhouse (Res)

**Account - Gary Peer & Associates** | P: 03 95631666 | F: 03 95631369



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