

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

156 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	55 Leila Rd ORMOND 3204	\$1,205,000	21/02/2026
2	8 Yendon Rd CARNEGIE 3163	\$1,375,000	21/02/2026
3	74 Oakleigh Rd CARNEGIE 3163	\$1,300,000	05/12/2025

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 15:17

156 Oakleigh Road, Carnegie Vic 3163

Ari Levin
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 3  1  1

Property Type: House (Res)
Land Size: 383 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2025: \$1,735,000

Comparable Properties



55 Leila Rd ORMOND 3204 (REI)

[Agent Comments](#)

 2  2  2

Price: \$1,205,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 485 sqm approx



8 Yendon Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,375,000
Method: Private Sale
Date: 21/02/2026
Property Type: House



74 Oakleigh Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,300,000
Method: Private Sale
Date: 05/12/2025
Property Type: House (Res)

Account - Slater & Levin



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