

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

22 & 24 Albert Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$2,400,000 & \$2,500,000

Median sale price

Median price \$1,230,000 Property Type Townhouse Suburb Carnegie

Period - From 26/11/2024 to 25/11/2025 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	9b Bundeera Rd CAULFIELD SOUTH 3162	\$2,470,000	28/10/2025
2	9a Bundeera Rd CAULFIELD SOUTH 3162	\$2,570,000	13/10/2025
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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: 26/11/2025 16:31



Property Type:
Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,500,000

Median Townhouse Price

26/11/2024 - 25/11/2025: \$1,230,000

Comparable Properties



9b Bundeera Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$2,470,000

Method: Private Sale

Date: 28/10/2025

Property Type: Townhouse (Single)



9a Bundeera Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$2,570,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Res)

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.