

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

188 Koornang Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,742,500 Property Type House Suburb Carnegie

Period - From 01/01/2025 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	99 Darling Rd MALVERN EAST 3145	\$1,240,000	13/12/2025
2	1/294 Koornang Rd CARNEGIE 3163	\$1,156,500	17/09/2025
3			

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: 26/02/2026 11:01



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2025: \$1,742,500

Comparable Properties



99 Darling Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,240,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 275 sqm approx

1/294 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,156,500

Method: Sold Before Auction

Date: 17/09/2025

Property Type: Villa

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.

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899