

# 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

48b Miller Street, 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 \$640,000 Property Type Unit Suburb Carnegie

Period - From 04/03/2025 to 03/03/2026 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	2/32 Dunoon St MURRUMBEENA 3163	\$1,051,000	27/02/2026
2	11a Moira Av CARNEGIE 3163	\$1,100,000	18/12/2025
3	44a Coorigil Rd CARNEGIE 3163	\$1,065,000	03/12/2025

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:

04/03/2026 10:24



2   1   1

**Property Type:** Unit  
**Land Size:** 305 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median Unit Price**  
 04/03/2025 - 03/03/2026: \$640,000

## Comparable Properties



**2/32 Dunoon St MURRUMBEENA 3163 (REI)**

Agent Comments

2   1   2

**Price:** \$1,051,000  
**Method:** Auction Sale  
**Date:** 27/02/2026  
**Property Type:** Unit



**11a Moira Av CARNEGIE 3163 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** Unit



**44a Coorigil Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 03/12/2025  
**Property Type:** House (Res)

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



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