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	6/28 Shepparson Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

Median price $630,000 Property Type Unit Suburb Carnegie

Period - From 20/03/2025 to 19/03/2026 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	6/31 Madden Av CARNEGIE 3163	$445,000	10/02/2026
2	19/160 Grange Rd CARNEGIE 3163	$430,000	03/10/2025
3	8/27 Royal Av GLEN HUNTLY 3163	$465,000	21/09/2025

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: 20/03/2026 15:51

6/28 Shepparson Avenue, Carnegie Vic 3163



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
20/03/2025 - 19/03/2026: $630,000

Comparable Properties



6/31 Madden Av CARNEGIE 3163 (REI/VG)

2 1 1

Price: $445,000
Method: Private Sale
Date: 10/02/2026
Property Type: Apartment

Agent Comments



19/160 Grange Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $430,000
Method: Sold Before Auction
Date: 03/10/2025
Property Type: Apartment

Agent Comments



8/27 Royal Av GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $465,000
Method: Auction Sale
Date: 21/09/2025
Property Type: Apartment

Agent Comments

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

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