

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

7/13 Emily Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Carnegie

Period - From 17/04/2025 to 16/04/2026 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	4/67 Coorigil Rd CARNEGIE 3163	\$495,000	24/02/2026
2	6/174 Murrumbeena Rd MURRUMBEENA 3163	\$495,000	29/01/2026
3	6/25 Omama Rd MURRUMBEENA 3163	\$528,000	25/10/2025

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: 17/04/2026 13:12



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

17/04/2025 - 16/04/2026: \$615,000

Comparable Properties



4/67 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

2
 1
 1

Price: \$495,000

Method: Sold Before Auction

Date: 24/02/2026

Property Type: Apartment



6/174 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

2
 1
 1

Price: \$495,000

Method: Auction Sale

Date: 29/01/2026

Property Type: Apartment



6/25 Omama Rd MURRUMBEENA 3163 (VG)

Agent Comments

2
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Price: \$528,000

Method: Sale

Date: 25/10/2025

Property Type: Strata Unit/Flat

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222