

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

202/1B Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$638,500

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2025

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	302/6 Morton Av CARNEGIE 3163	\$400,000	20/02/2026
2	1/32 Tranmere Av CARNEGIE 3163	\$390,000	07/02/2026
3	114/16 Woorayl St CARNEGIE 3163	\$400,000	27/09/2025

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:

19/03/2026 12:49



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



302/6 Morton Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment



1/32 Tranmere Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$390,000

Method: Sold Before Auction

Date: 07/02/2026

Property Type: Apartment



114/16 Woorayl St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 27/09/2025

Property Type: Apartment