

# 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

7/16 Shepparson Avenue, 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 \$420,000 & \$460,000

### Median sale price

Median price \$561,500 Property Type Unit Suburb Carnegie

Period - From 01/01/2026 to 31/03/2026 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	307/3 Morton Av CARNEGIE 3163	\$450,000	06/05/2026
2	4/1110 Glen Huntly Rd GLEN HUNTLY 3163	\$458,000	22/04/2026
3	141/115 Neerim Rd GLEN HUNTLY 3163	\$423,000	14/04/2026

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:

02/06/2026 15:30



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

March quarter 2026: \$561,500

## Comparable Properties



**307/3 Morton Av CARNEGIE 3163 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 06/05/2026

**Property Type:** Strata Unit/Flat



**4/1110 Glen Huntly Rd GLEN HUNTLY 3163 (REI)**

Agent Comments



**Price:** \$458,000

**Method:** Private Sale

**Date:** 22/04/2026

**Property Type:** Apartment



**141/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**

Agent Comments



**Price:** \$423,000

**Method:** Private Sale

**Date:** 14/04/2026

**Property Type:** Apartment

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



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