

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

13/6 Newman Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$260,000 & \$280,000

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	3/1 Kokaribb Rd CARNEGIE 3163	\$270,000	31/01/2026
2	8/6 Newman Av CARNEGIE 3163	\$280,000	18/12/2025
3	6/1 Newman Av CARNEGIE 3163	\$260,000	07/11/2025

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:

13/04/2026 14:25



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$260,000 - \$280,000

Median Unit Price

March quarter 2026: \$561,500

Comparable Properties

3/1 Kokaribb Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 31/01/2026

Property Type: Unit



8/6 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 18/12/2025

Property Type: Apartment



6/1 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$260,000

Method: Private Sale

Date: 07/11/2025

Property Type: Unit

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



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