

# 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

2/36 Tranmere 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 \$300,000 & \$330,000

### 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	3/2a Frogmore Rd CARNEGIE 3163	\$360,000	16/03/2026
2	1/32 Tranmere Av CARNEGIE 3163	\$390,000	07/02/2026
3	7/36 Tranmere Av CARNEGIE 3163	\$300,000	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:

06/05/2026 12:59



**Property Type:** Flat

Agent Comments

## Comparable Properties



**3/2a Frogmore Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 16/03/2026

**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



**7/36 Tranmere Av CARNEGIE 3163 (VG)**

Agent Comments



**Price:** \$300,000

**Method:** Sale

**Date:** 07/11/2025

**Property Type:** Strata Unit/Flat

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999