

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
301/276 NEERIM ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$659,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price	\$720,000	Property type	Unit	Suburb	Carnegie
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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 6 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
114/112 MIMOSA ROAD CARNEGIE VIC 3163	\$630,000	24-Oct-25
112/247 NEERIM ROAD CARNEGIE VIC 3163	\$660,000	15-Aug-25
104/41 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$640,000	25-Aug-25

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 6 months.

This Statement of Information was prepared on: 04 December 2025



Property Reports

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114/112 MIMOSA ROAD CARNEGIE
VIC 3163

Sold Price

^{RS} \$630,000 Sold Date 24-Oct-25

2 2 1

Distance 0.36km



112/247 NEERIM ROAD CARNEGIE
VIC 3163

Sold Price

\$660,000 Sold Date 15-Aug-25

2 2 1

Distance 0.18km



104/41 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163

Sold Price

\$640,000 Sold Date 25-Aug-25

2 2 1

Distance 0.87km

RS = Recent sale UN = Undisclosed Sale

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