

# 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

4/71 Mimosa Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$780,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2024

to

31/12/2024

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	3/25 Eumeralla Rd CAULFIELD SOUTH 3162	\$815,000	19/02/2025
2	7/4-6 Wornack Rd CARNEGIE 3163	\$750,000	17/01/2025
3	8/71 Moonya Rd CARNEGIE 3163	\$765,000	09/11/2024

**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:

04/03/2025 13:29

4/71 Mimosa Road, Carnegie Vic 3163



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2   1   1

Property Type: Unit

**Indicative Selling Price**  
\$740,000 - \$780,000  
**Median Unit Price**  
December quarter 2024: \$650,000

## Comparable Properties



3/25 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

2   1   1

**Price:** \$815,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2025  
**Property Type:** Unit



7/4-6 Wornack Rd CARNEGIE 3163 (REI)

Agent Comments

2   1   2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 17/01/2025  
**Property Type:** Unit



8/71 Moonya Rd CARNEGIE 3163 (VG)

Agent Comments

2   -   -

**Price:** \$765,000  
**Method:** Sale  
**Date:** 09/11/2024  
**Property Type:** Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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