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	60 Leila Road, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,800,000	&	\$3,000,000
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Median sale price

Median price \$1,850,0	000 Pro	operty Type	ouse	Suburb	Carnegie
Period - From 01/10/20)24 to	31/12/2024	So	urce 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

Address of comparable property		Price	Date of sale
1	22 Leary Av BENTLEIGH EAST 3165	\$2,910,000	28/01/2025
2	63 Draper St ORMOND 3204	\$2,895,000	09/11/2024
3	22 Takapuna St CAULFIELD SOUTH 3162	\$3,106,800	16/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/02/2025 10:00





Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$2,800,000 - \$3,000,000 Median House Price December quarter 2024: \$1,850,000



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Property Type: House Land Size: 656 sqm approx

Comparable Properties



22 Leary Av BENTLEIGH EAST 3165 (REI)

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Price: \$2,910,000 **Method:** Private Sale **Date:** 28/01/2025

Date: 28/01/2025 Property Type: House

63 Draper St ORMOND 3204 (REI/VG)

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Price: \$2,895,000 **Method:** Auction Sale **Date:** 09/11/2024

Property Type: House (Res) **Land Size:** 696 sqm approx

Agent Comments

Agent Comments

Agent Comments



22 Takapuna St CAULFIELD SOUTH 3162 (REI/VG)

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a :

Price: \$3,106,800

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res) **Land Size:** 765 sqm approx

rna Hausa (Pas)

Account - Jellis Craig | P: 03 9593 4500





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