

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

60 Leila Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$1,850,000 Property Type House 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	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 comparable properties 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



 5  3  4

Property Type: House

Land Size: 656 sqm approx

Comparable Properties



22 Leary Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  6  5

Price: \$2,910,000

Method: Private Sale

Date: 28/01/2025

Property Type: House



63 Draper St ORMOND 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,895,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 696 sqm approx



22 Takapuna St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,106,800

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res)

Land Size: 765 sqm approx

Account - Jellis Craig | P: 03 9593 4500