

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 4 Mernda Avenue, Carnegie VIC 3163

## Indicative selling price

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

Single price \$ or range between \$2,000,000 & \$2,150,000

## Median sale price

Median price \$1,850,000 Property type HOUSE Suburb CARNEGIE

Period - From 0/10/2024 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 28 Dorothy Avenue GLEN HUNTLY 3163	\$2,150,000	22/02/2025
2 215 Neerim Road CARNEGIE 3163	\$2,100,000	29/11/2024
3 50 Katandra Road ORMOND 3204	\$2,088,000	19/10/2024

This Statement of Information was prepared on: Wednesday 12<sup>th</sup> March 2025