Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	112/8 Elliott Avenue, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000 & \$700,000	Range between	\$650,000	&	\$700,000
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Median sale price

Median price	\$657,500	Pro	perty Type	Jnit		Suburb	Carnegie
Period - From	01/10/2024	to	30/09/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	306/8 Elliott Av CARNEGIE 3163	\$717,000	18/09/2025
2	210/17 Elliott Av CARNEGIE 3163	\$692,500	29/05/2025
3	213/285 Neerim Rd CARNEGIE 3163	\$700,000	26/05/2025

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:	02/11/2025 10:07



JellisCraig

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

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** Year ending September 2025: \$657,500





Property Type: Apartment

Comparable Properties



306/8 Elliott Av CARNEGIE 3163 (REI)

Price: \$717,000 Method: Auction Sale Date: 18/09/2025

Property Type: Apartment

Agent Comments



210/17 Elliott Av CARNEGIE 3163 (REI/VG)

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Price: \$692,500 Method: Auction Sale Date: 29/05/2025





Agent Comments

213/285 Neerim Rd CARNEGIE 3163 (REI/VG)





Property Type: Apartment





Price: \$700,000 Method: Private Sale Date: 26/05/2025

Property Type: Apartment Land Size: 110 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9593 4500

REIV



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