

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

114/112 MIMOSA ROAD CARNEGIE VIC 3163

Indicative selling price

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

Single Price

or range
between

\$565,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

6/92 MIMOSA ROAD CARNEGIE VIC 3163	\$660,000	21-Jul-25
3/6 KOKARIBB ROAD CARNEGIE VIC 3163	\$605,000	23-Jul-25
403/180 KOORNANG ROAD CARNEGIE VIC 3163	\$638,000	28-May-25

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 6 months.~~

This Statement of Information was prepared on: 08 October 2025

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**6/92 MIMOSA ROAD CARNEGIE
VIC 3163**

 2  2  1

Sold Price **\$660,000** Sold Date **21-Jul-25**

Distance **0.13km**



**3/6 KOKARIBB ROAD CARNEGIE
VIC 3163**

 2  2  1

Sold Price **\$605,000** Sold Date **23-Jul-25**

Distance **0.2km**



**403/180 KOORNANG ROAD
CARNEGIE VIC 3163**

 2  2  1

Sold Price **\$638,000** Sold Date **28-May-25**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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