Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	13/314 Neerim Road, Carnegie Vic 3163
Including suburb and	_
postcode	

Indicative selling price

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

Median sale price

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

Add	dress of comparable property	Price	Date of sale
1	3/316 Neerim Rd CARNEGIE 3163	\$560,000	30/10/2025
2	91/115 Neerim Rd GLEN HUNTLY 3163	\$475,000	29/10/2025
3	102/405 Neerim Rd CARNEGIE 3163	\$465,000	11/08/2025

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:	28/11/2025 09:41



JellisCraig

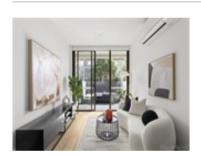
Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** Year ending September 2025: \$657,500





Comparable Properties



3/316 Neerim Rd CARNEGIE 3163 (REI)

Price: \$560,000 Method: Private Sale Date: 30/10/2025

Property Type: Apartment

Agent Comments



91/115 Neerim Rd GLEN HUNTLY 3163 (REI)

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Agent Comments

Price: \$475,000 Method: Private Sale Date: 29/10/2025

Property Type: Apartment



102/405 Neerim Rd CARNEGIE 3163 (REI/VG)



Price: \$465,000 Method: Private Sale

Date: 11/08/2025 Property Type: Apartment **Agent Comments**

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