

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

2/15 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$657,500

Property 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	Price	Date of sale
1	1/26 Shepparson Av CARNEGIE 3163	\$440,000	12/11/2025
2	3/10 Brisbane St MURRUMBEENA 3163	\$385,000	08/11/2025
3	5/314 Neerim Rd CARNEGIE 3163	\$445,000	11/09/2025

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:

18/11/2025 15:10

Andrew Panagopoulos

9573 6100

0412 054 970

andrewpanagopoulos@jelliscraig.com.au

Indicative Selling Price

\$425,000

Median Unit Price

Year ending September 2025: \$657,500



 1  1  1

Rooms: 2

Property Type: Apartment

Comparable Properties



1/26 Shepparson Av CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$440,000

Method: Private Sale

Date: 12/11/2025

Property Type: Apartment



3/10 Brisbane St MURRUMBEENA 3163 (REI)

Agent Comments

 1  1  1

Price: \$385,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit



5/314 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$445,000

Method: Auction Sale

Date: 11/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500