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	205/9-11 Belsize 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	&	\$690,000

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	102/33 Belsize Av CARNEGIE 3163	\$690,000	24/07/2025
2	202/1094 Glen Huntly Rd GLEN HUNTLY 3163	\$685,000	19/07/2025
3	110/8 Elliott Av CARNEGIE 3163	\$670,000	17/07/2025

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:	27/10/2025 12:29













Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$650,000 - \$690,000 **Median Unit Price** Year ending September 2025: \$657,500

Comparable Properties



102/33 Belsize Av CARNEGIE 3163 (REI/VG)





Agent Comments

Price: \$690,000 Method: Private Sale Date: 24/07/2025

Property Type: Apartment



202/1094 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG)

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Agent Comments

Price: \$685,000 Method: Auction Sale Date: 19/07/2025

Property Type: Apartment



110/8 Elliott Av CARNEGIE 3163 (REI/VG)





Agent Comments

Price: \$670,000

Method: Sold Before Auction

Date: 17/07/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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