

# 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

206/1110 Dandenong Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$840,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2024

to

31/12/2024

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	5/6 Anzac St CARNEGIE 3163	\$852,000	08/02/2025
2	405/60 Belgrave Rd MALVERN EAST 3145	\$739,000	06/12/2024
3	101/25 Truganini Rd CARNEGIE 3163	\$835,000	30/09/2024

**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:

17/02/2025 11:56

206/1110 Dandenong Road, Carnegie Vic 3163

**McGrath**

Joo Ming (JM) Lim

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**Indicative Selling Price**

\$770,000 - \$840,000

**Median Unit Price**

December quarter 2024: \$650,000



3 2 2

**Property Type:** Retirement Village  
Individual Flat/Unit

Agent Comments

## Comparable Properties



**5/6 Anzac St CARNEGIE 3163 (REI)**

Agent Comments

3 1 1

**Price:** \$852,000

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** Unit



**405/60 Belgrave Rd MALVERN EAST 3145 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$739,000

**Method:** Private Sale

**Date:** 06/12/2024

**Property Type:** Apartment



**101/25 Truganini Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$835,000

**Method:** Private Sale

**Date:** 30/09/2024

**Property Type:** Apartment

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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