

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

3/13 ST HUBERTS 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,944

Property type

Unit

Suburb

Carnegie

Period-from

01 Sep 2024

to

31 Aug 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

2/39 COORIGIL ROAD CARNEGIE VIC 3163	\$770,000	27-May-25
1/148 GRANGE ROAD CARNEGIE VIC 3163	\$780,000	11-Jul-25
1/66-68 MIMOSA ROAD CARNEGIE VIC 3163	\$777,000	08-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: 16 September 2025

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**2/39 COORIGIL ROAD CARNEGIE
VIC 3163**

 2  1  2

Sold Price

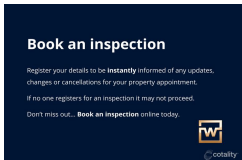
\$770,000

Sold Date

27-May-25

Distance

1.1km



**1/148 GRANGE ROAD CARNEGIE
VIC 3163**

 2  1  1

Sold Price

\$780,000

Sold Date

11-Jul-25

Distance

0.49km



**1/66-68 MIMOSA ROAD CARNEGIE
VIC 3163**

 2  1  2

Sold Price

\$777,000

Sold Date

08-May-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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