Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale		
Address Including suburb and postcode	3/19 Jersey Parade, Carnegie Vic 3163		
Indicative selling price	e		
For the meaning of this p	orice see consumer.vic.gov.au/underquoting		
Range between \$490,	8 \$530,000		
Median sale price			
Median price \$605,00	00 Property Type Unit Su	burb Carnegie	
Period - From 01/07/2	025 to 30/09/2025 Source RE	IV	
Comparable property	sales (*Delete A or B below as applicable)	
	nree properties sold within two kilometres of the p estate agent or agent's representative considers e.		
Address of comparab	le property	Price	Date of sale

1	6/13 Rosstown Rd CARNEGIE 3163	\$542,000	20/09/2025	
2	4/8 Dunoon St MURRUMBEENA 3163	\$515,000	17/09/2025	
3	8/19 Jersey Pde CARNEGIE 3163	\$519,000	13/09/2025	

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.

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This Statement of Information was prepared on:	12/11/2025 11:25

