

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

301/276 NEERIM 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2024

to

30 Nov 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

114/112 MIMOSA ROAD CARNEGIE VIC 3163	\$630,000	24-Oct-25
112/247 NEERIM ROAD CARNEGIE VIC 3163	\$660,000	15-Aug-25
104/41 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$640,000	25-Aug-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: 04 December 2025



**114/112 MIMOSA ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS}

\$630,000

Sold Date

24-Oct-25

 2

 2

 1

Distance

0.36km



**112/247 NEERIM ROAD CARNEGIE
VIC 3163**

Sold Price

\$660,000

Sold Date

15-Aug-25

 2

 2

 1

Distance

0.18km



**104/41 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

Sold Price

\$640,000

Sold Date

25-Aug-25

 2

 2

 1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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