

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

308/1060 DANDENONG 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

\$499,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

508/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$510,000	27-Mar-25
108/276 NEERIM ROAD CARNEGIE VIC 3163	\$525,000	25-Feb-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: 30 June 2025



**508/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

 2  2  1

Sold Price

\$510,000

Sold Date

27-Mar-25

Distance

0km



**108/276 NEERIM ROAD CARNEGIE
VIC 3163**

 2  2  1

Sold Price

\$525,000

Sold Date

25-Feb-25

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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