

# 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

309/285 Neerim Road, Carnegie Vic 3163

### Indicative selling price

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

Range between

\$600,000

&

\$660,000

### Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/07/2024

to

30/06/2025

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	202/1094 Glen Huntly Rd GLEN HUNTLY 3163	\$685,000	19/07/2025
2	106/28 Watson Gr GLEN HUNTLY 3163	\$640,000	20/06/2025
3	310/285 Neerim Rd CARNEGIE 3163	\$660,000	02/04/2025

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.~~

This Statement of Information was prepared on:

21/07/2025 13:36



2 2 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**202/1094 Glen Huntly Rd GLEN HUNTLY 3163 (REI)**

**Agent Comments**

2 2 1

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 19/07/2025

**Property Type:** Apartment



**106/28 Watson Gr GLEN HUNTLY 3163 (REI)**

**Agent Comments**

2 2 1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 20/06/2025

**Property Type:** Apartment



**310/285 Neerim Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 02/04/2025

**Property Type:** Apartment