

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

4/1108 Dandenong Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,707,500

Property Type House

Suburb Carnegie

Period - From 17/10/2024

to

16/10/2025

Source Property Data

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	5/19 Gnarwyn Rd CARNEGIE 3163	\$990,000	04/10/2025
2	2/114 Darling Rd MALVERN EAST 3145	\$1,010,000	25/09/2025
3	4/26 Coorigil Rd CARNEGIE 3163	\$1,022,000	05/07/2025

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:

17/10/2025 10:33

4/1108 Dandenong Road, Carnegie Vic 3163



3 2 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
17/10/2024 - 16/10/2025: \$1,707,500

Comparable Properties



5/19 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$990,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Villa
Land Size: 282 sqm approx



2/114 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments

2 1 2

Price: \$1,010,000
Method: Private Sale
Date: 25/09/2025
Property Type: Unit



4/26 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 1

Price: \$1,022,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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