

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

503/2 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/01/2025

to

31/03/2025

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	117/9 Morton Av CARNEGIE 3163	\$510,000	06/05/2025
2	106/1298 Glen Huntly Rd CARNEGIE 3163	\$465,000	05/05/2025
3	8/24 Woorayl St CARNEGIE 3163	\$520,000	12/04/2025

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:

21/05/2025 10:17

503/2 Morton Avenue, Carnegie Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

March quarter 2025: \$735,000



2 1 1

Property Type: Apartment

Comparable Properties



117/9 Morton Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 06/05/2025

Property Type: Apartment



106/1298 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 05/05/2025

Property Type: Apartment



8/24 Woorayl St CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 12/04/2025

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9593 4500



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