

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

6/2a Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price

\$647,000

Property Type

Unit

Suburb

Carnegie

Period - From

03/10/2024

to

02/10/2025

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	102/181 Neerim Rd CARNEGIE 3163	\$560,000	24/04/2025
2	8/19 Jersey Pde CARNEGIE 3163	\$519,000	13/09/2025
3	108/1298 Glen Huntly Rd CARNEGIE 3163	\$475,000	28/07/2025

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:

03/10/2025 12:05



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
03/10/2024 - 02/10/2025: \$647,000

Comparable Properties

102/181 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$560,000
Method:
Date: 24/04/2025
Property Type: Apartment



8/19 Jersey Pde CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$519,000
Method: Private Sale
Date: 13/09/2025
Property Type: Unit



108/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$475,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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