

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

8/160 GRANGE 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

19/160 GRANGE ROAD CARNEGIE VIC 3163	\$430,000	03-Oct-25
6/22 KOKARIBB ROAD CARNEGIE VIC 3163	\$425,000	07-Nov-25
4/160 GRANGE ROAD CARNEGIE VIC 3163	\$415,000	28-Jul-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: 17 November 2025



**19/160 GRANGE ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS} **\$430,000** Sold Date **03-Oct-25**

 2  1  1

Distance **0km**



**6/22 KOKARIBB ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS} **\$425,000** ^{UN} Sold Date **07-Nov-25**

 2  1  1

Distance **0.97km**



**4/160 GRANGE ROAD CARNEGIE
VIC 3163**

Sold Price

\$415,000 Sold Date **28-Jul-25**

 2  1  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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