Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/45 Rosstown Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$450,000		&		\$480,000			
Median sale p	rice							
Median price	\$735,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	115/1060 Dandenong Rd CARNEGIE 3163	\$490,000	28/02/2025
2	8/6 Rosstown Rd CARNEGIE 3163	\$470,000	14/02/2025
3	202/9 Morton Av CARNEGIE 3163	\$500,000	14/12/2024

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:

29/04/2025 09:47









Property Type: Apartment

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$450,000 - \$480,000 **Median Unit Price** March quarter 2025: \$735,000

Comparable Properties



2 2 1 Price: \$490,000 Method: Private Sale Date: 28/02/2025 Property Type: Apartment

8/6 Rosstown Rd CARNEGIE 3163 (REI/VG)

115/1060 Dandenong Rd CARNEGIE 3163 (REI/VG)



Price: \$470,000 Method: Auction Sale Date: 14/02/2025 Property Type: Apartment

202/9 Morton Av CARNEGIE 3163 (REI/VG)

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Agent Comments

Agent Comments

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Price: \$500,000 Method: Auction Sale Date: 14/12/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500

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