

# 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

8/45 Rosstown Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000

&

\$480,000

### 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	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



 2  1  1

Property Type: Apartment

## Comparable Properties



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

Agent Comments

 2  2  1

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



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

Agent Comments

 2  1  1

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



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

Agent Comments

 2  1  1

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