

## 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

81A MIMOSA ROAD CARNEGIE VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

36A TRUGANINI ROAD CARNEGIE VIC 3163	\$1,440,000	22-Mar-25
45B TRANMERE AVENUE CARNEGIE VIC 3163	\$1,520,000	13-Nov-24
54B LYONS STREET CARNEGIE VIC 3163	\$1,735,000	15-Feb-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: 25 March 2025

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**36A TRUGANINI ROAD CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup>

**\$1,440,000**

Sold Date

**22-Mar-25**



4



3



2

Distance

**0.24km**



**45B TRANMERE AVENUE  
CARNEGIE VIC 3163**

Sold Price

**\$1,520,000**

Sold Date

**13-Nov-24**



3



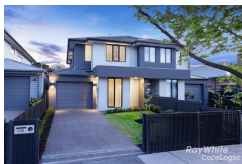
2



1

Distance

**0.88km**



**54B LYONS STREET CARNEGIE VIC  
3163**

Sold Price

<sup>RS</sup>

**\$1,735,000**

<sup>UN</sup>

Sold Date

**15-Feb-25**



4



3



1

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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