

## 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

1/154 GRANGE 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

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Jun 2024

to

31 May 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

11/20 GRANGE ROAD CARNEGIE VIC 3163	\$757,000	24-May-25
7/70 ROSANNA STREET CARNEGIE VIC 3163	\$705,000	07-Jun-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: 23 June 2025



**11/20 GRANGE ROAD CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup>

**\$757,000**

Sold Date

**24-May-25**



2



1



1

Distance

**1.14km**



**7/70 ROSANNA STREET CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup>

**\$705,000**

Sold Date

**07-Jun-25**



2



1



1

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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