

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

202/316 Neerim Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Carnegie

Period - From

04/08/2024

to

03/08/2025

Source

Property Data

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	107/17 Railway Pde MURRUMBEENA 3163	\$498,000	14/07/2025
2	503/2 Morton Av CARNEGIE 3163	\$490,000	20/06/2025
3	108/276 Neerim Rd CARNEGIE 3163	\$525,000	25/02/2025

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:

04/08/2025 07:58



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$499,000

Median Unit Price

04/08/2024 - 03/08/2025: \$625,000

Comparable Properties



107/17 Railway Pde MURRUMBEENA 3163 (REI)

Agent Comments

 2  2  1

Price: \$498,000

Method: Private Sale

Date: 14/07/2025

Property Type: Unit



503/2 Morton Av CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method: Sold Before Auction

Date: 20/06/2025

Property Type: Apartment



108/276 Neerim Rd CARNEGIE 3163 (VG)

Agent Comments

 2  -  -

Price: \$525,000

Method: Sale

Date: 25/02/2025

Property Type: Strata Unit/Flat

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480