

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

3/10 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$800,000

&

\$880,000

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	2/1 Carool Rd CARNEGIE 3163	\$862,000	25/06/2025
2	2/16 Moonya Rd CARNEGIE 3163	\$888,000	28/05/2025
3	2/17 Mackay Av GLEN HUNTLY 3163	\$845,000	17/05/2025

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:

26/06/2025 09:51

3/10 Jersey Parade, Carnegie Vic 3163

woodards 

Ruth Roberts

9572 1666

0409 214 110

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2025: \$735,000



 2  1  2

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



2/1 Carool Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$862,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: Unit

Land Size: 215 sqm approx



2/16 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  2

Price: \$888,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: Unit



2/17 Mackay Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$845,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Unit

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



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