

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

5/98 TRUGANINI ROAD CARNEGIE VIC 3163

Indicative selling price

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

Single Price

or range
between

\$1,170,000

&

\$1,270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2024

to

30 Jun 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

2/11 RIGBY AVENUE CARNEGIE VIC 3163	\$1,270,000	16-Sep-24
2/22 WOORNACK ROAD CARNEGIE VIC 3163	\$1,190,000	24-Jun-25
1/11 ETNA STREET GLEN HUNTLY VIC 3163	\$1,260,000	12-Jun-24

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: 21 July 2025



2/11 RIGBY AVENUE CARNEGIE VIC 3163 Sold Price **\$1,270,000** Sold Date **16-Sep-24**

 4  3  2

Distance **0.81km**



2/22 WOORNACK ROAD CARNEGIE VIC 3163 Sold Price ^{RS} **\$1,190,000** Sold Date **24-Jun-25**

 4  3  2

Distance **0.61km**



1/11 ETNA STREET GLEN HUNTLY VIC 3163 Sold Price **\$1,260,000** Sold Date **12-Jun-24**

 4  3  2

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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