

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

1/1100 Dandenong Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/07/2024

to

30/06/2025

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	101/92 Mimosa Rd CARNEGIE 3163	\$550,000	17/07/2025
2	304/1100 Dandenong Rd CARNEGIE 3163	\$541,500	18/06/2025
3	102/1110 Dandenong Rd CARNEGIE 3163	\$580,000	13/06/2025

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:

22/07/2025 15:43

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000

Median Unit Price

Year ending June 2025: \$655,000

Comparable Properties

**101/92 Mimosa Rd CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$550,000**Method:** Private Sale**Date:** 17/07/2025**Property Type:** Apartment**304/1100 Dandenong Rd CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$541,500**Method:** Sold Before Auction**Date:** 18/06/2025**Property Type:** Apartment**102/1110 Dandenong Rd CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$580,000**Method:** Sold Before Auction**Date:** 13/06/2025**Property Type:** Apartment

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