

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$530,000

### 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	101/2 Belsize Av CARNEGIE 3163	\$550,000	07/06/2025
2	108/276 Neerim Rd CARNEGIE 3163	\$525,000	25/02/2025
3	8/405 Neerim Rd CARNEGIE 3163	\$540,000	23/02/2025

**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:

15/07/2025 14:29



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$530,000

**Median Unit Price**

Year ending June 2025: \$655,000

## Comparable Properties



**101/2 Belsize Av CARNEGIE 3163 (REI)**

Agent Comments

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**Price:** \$550,000

**Method:** Auction Sale

**Date:** 07/06/2025

**Property Type:** Unit

**Land Size:** 65 sqm approx



**108/276 Neerim Rd CARNEGIE 3163 (VG)**

Agent Comments

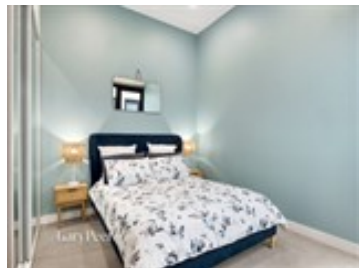
 2  -  -

**Price:** \$525,000

**Method:** Sale

**Date:** 25/02/2025

**Property Type:** Strata Unit/Flat



**8/405 Neerim Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$540,000

**Method:** Sold Before Auction

**Date:** 23/02/2025

**Property Type:** Apartment

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