

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

8/19 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Carnegie

Period - From 01/04/2025

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	3/8 Dunoon St MURRUMBEENA 3163	\$528,000	28/03/2025
3	7/19 Jersey Pde CARNEGIE 3163	\$625,000	15/03/2025

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 09:33

8/19 Jersey Parade, Carnegie Vic 3163



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2025: \$662,500

Comparable Properties



101/2 Belsize Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Unit
Land Size: 65 sqm approx



3/8 Dunoon St MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$528,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment



7/19 Jersey Pde CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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