

# 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

11/2 Belsize Avenue, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$530,000

### Median sale price

Median price \$652,000

Property Type Unit

Suburb Carnegie

Period - From 16/07/2024

to

15/07/2025

Source

Property Data

### 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 | 10/19-21 Willesden Rd HUGHESDALE 3166 | \$530,000 | 27/06/2025   |
| 2 | 117/9 Morton Av CARNEGIE 3163         | \$510,000 | 06/05/2025   |
| 3 | 3/19-21 Willesden Rd HUGHESDALE 3166  | \$510,000 | 23/04/2025   |

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:

16/07/2025 14:33



Property Type:  
Agent Comments

Indicative Selling Price  
\$500,000 - \$530,000  
Median Unit Price  
16/07/2024 - 15/07/2025: \$652,000

## Comparable Properties



10/19-21 Willesden Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$530,000  
Method: Private Sale  
Date: 27/06/2025  
Property Type: Apartment



117/9 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$510,000  
Method: Private Sale  
Date: 06/05/2025  
Property Type: Apartment



3/19-21 Willesden Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$510,000  
Method: Private Sale  
Date: 23/04/2025  
Property Type: Apartment