

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

54 Belsize Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,659,500

Property Type House

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	25 Darling Rd MALVERN EAST 3145	\$2,080,000	31/05/2025
2	67 Elliott Av CARNEGIE 3163	\$2,100,000	12/04/2025
3	99 Leila Rd ORMOND 3204	\$1,990,000	21/03/2025

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 09:26

54 Belsize Avenue, Carnegie Vic 3163



4 3 2

Rooms: 7
Property Type: House
Land Size: 554 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
June quarter 2025: \$1,659,500

Comparable Properties



25 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$2,080,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)



67 Elliott Av CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$2,100,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 551 sqm approx



99 Leila Rd ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,990,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House (Res)
Land Size: 700 sqm approx

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



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