

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

102/1298 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$611,000

Property Type

Unit

Suburb

Carnegie

Period - From

20/07/2024

to

19/07/2025

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	107/17 Railway Pde MURRUMBEENA 3163	\$498,000	14/07/2025
2	104/45 Ulupna Rd ORMOND 3204	\$499,000	02/06/2025
3	106/1298 Glen Huntly Rd CARNEGIE 3163	\$465,000	05/05/2025

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:

20/07/2025 08:54

Ruth Roberts

9572 1666

0409 214 110

rroberts@woodards.com.au

Indicative Selling Price

\$479,000

Median Unit Price

20/07/2024 - 19/07/2025: \$611,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



107/17 Railway Pde MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$498,000

Method: Private Sale

Date: 14/07/2025

Property Type: Unit



104/45 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$499,000

Method: Private Sale

Date: 02/06/2025

Property Type: Apartment



106/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 05/05/2025

Property Type: Apartment

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