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		

Single price \$479,000

Median sale price

Median price	\$611,000	Pro	perty 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.

Add	dress 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



woodards 🚾

Ruth Roberts





Property Type: Strata Unit/Flat Agent Comments

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

Comparable Properties

Butter	107/17 Railway Pde MURRUMBEENA 3163 (REI) 2 2 2 1 Price: \$498,000 Method: Private Sale Date: 14/07/2025 Property Type: Unit	Agent Comments
	104/45 Ulupna Rd ORMOND 3204 (REI/VG) 1 2 1 Price: \$499,000 Method: Private Sale Date: 02/06/2025 Property Type: Apartment	Agent Comments
	106/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG) 1 2 1 Price: \$465,000 Method: Private Sale Date: 05/05/2025 Property Type: Apartment	Agent Comments

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



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