

# 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

40 Elliott 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 \$1,800,000

&

\$1,950,000

### 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 | 17 Ricourt Av MURRUMBEENA 3163 | \$1,850,000 | 26/07/2025   |
| 2 | 73 Neville St CARNEGIE 3163    | \$1,930,000 | 29/03/2025   |
| 3 | 56 Leila Rd CARNEGIE 3163      | \$1,925,000 | 01/03/2025   |

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:

11/08/2025 12:00

40 Elliott Avenue, Carnegie Vic 3163



5 2 2

**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median House Price**  
June quarter 2025: \$1,659,500

## Comparable Properties



**17 Ricourt Av MURRUMBEENA 3163 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 26/07/2025  
**Property Type:** House  
**Land Size:** 702 sqm approx



**73 Neville St CARNEGIE 3163 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,930,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 519 sqm approx



**56 Leila Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$1,925,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 764 sqm approx

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



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