

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

10/45 Rosstown Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2025

to

31/03/2026

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	404/3 Morton Av CARNEGIE 3163	\$450,000	06/05/2026
2	5/405 Neerim Rd CARNEGIE 3163	\$477,500	13/03/2026
3	107/1298 Glen Huntly Rd CARNEGIE 3163	\$468,000	18/02/2026

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:

18/05/2026 12:11

10/45 Rosstown Road, Carnegie Vic 3163



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending March 2026: \$640,000

Comparable Properties



404/3 Morton Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$450,000
Method: Private Sale
Date: 06/05/2026
Property Type: Apartment



5/405 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$477,500
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment



107/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$468,000
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment

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



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