

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

103/39 Rosstown Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$450,000 & \$490,000

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	2/15 Rosstown Rd CARNEGIE 3163	\$420,000	02/04/2026
2	6/28 Shepparson Av CARNEGIE 3163	\$448,000	19/03/2026
3	13/314 Neerim Rd CARNEGIE 3163	\$480,000	16/12/2025

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:

08/05/2026 09:45



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending March 2026: \$640,000

Comparable Properties

2/15 Rosstown Rd CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$420,000

Method: Sale

Date: 02/04/2026

Property Type: Strata Unit/Flat



6/28 Shepparson Av CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$448,000

Method: Sale

Date: 19/03/2026

Property Type: Strata Unit/Flat



13/314 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 16/12/2025

Property Type: Apartment