

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

110/285 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$649,000

Property Type Unit

Suburb Carnegie

Period - From 01/01/2025

to 31/12/2025

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	110/33 Belsize Av CARNEGIE 3163	\$675,000	25/03/2026
2	208/112 Mimosa Rd CARNEGIE 3163	\$660,000	10/02/2026
3	112/8 Elliott Av CARNEGIE 3163	\$730,000	22/11/2025

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:

07/04/2026 09:07



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$670,000 - \$710,000

Median Unit Price

Year ending December 2025: \$649,000

Comparable Properties



110/33 Belsize Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 25/03/2026

Property Type: Apartment



208/112 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$660,000

Method: Sold Before Auction

Date: 10/02/2026

Property Type: Apartment



112/8 Elliott Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment

Account - Buxton | P: 03 9563 9933