

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

204/21 BELSIZE AVENUE CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Carnegie

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

102/3 ELLIOTT AVENUE CARNEGIE VIC 3163	\$625,000	28-Nov-25
112/25 TRUGANINI ROAD CARNEGIE VIC 3163	\$600,000	20-Feb-26
106/128 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$630,400	20-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 22 May 2026



102/3 ELLIOTT AVENUE CARNEGIE VIC 3163 Sold Price **\$625,000** Sold Date **28-Nov-25**
 Distance **0.17km**
 2 2 1



112/25 TRUGANINI ROAD CARNEGIE VIC 3163 Sold Price **\$600,000** Sold Date **20-Feb-26**
 Distance **0.4km**
 2 2 1



106/128 MURRUMBEENA ROAD MURRUMBEENA VIC 3163 Sold Price ^{RS} **\$630,400** Sold Date **20-Feb-26**
 Distance **0.7km**
 2 2 1

RS = Recent sale **UN** = Undisclosed Sale

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