

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

306/276 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$480,000

&

\$525,000

Median sale price

Median price

\$617,500

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2026

to

30/06/2026

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	215/60 Belgrave Rd MALVERN EAST 3145	\$517,000	10/08/2026
2	111/405 Neerim Rd CARNEGIE 3163	\$510,000	29/07/2026
3	16/5 Murrumbeena Rd MURRUMBEENA 3163	\$490,000	03/07/2026

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:

07/09/2026 12:16

306/276 Neerim Road, Carnegie Vic 3163

Izzy Anstey
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

June quarter 2026: \$617,500

Comparable Properties



215/60 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$517,000

Method: Private Sale

Date: 10/08/2026

Property Type: Apartment



111/405 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 29/07/2026

Property Type: Apartment



16/5 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 03/07/2026

Property Type: Apartment

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



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