

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

307/3-9 Elliott Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$561,500 Property Type Unit Suburb Carnegie

Period - From 01/01/2026 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	106/28 Jersey Pde CARNEGIE 3163	\$660,000	16/04/2026
2	4/9 Railway Pde MURRUMBEENA 3163	\$665,000	13/04/2026
3	110/33 Belsize Av CARNEGIE 3163	\$675,000	25/03/2026

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:

20/04/2026 10:15

307/3-9 Elliott Avenue, Carnegie Vic 3163



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
March quarter 2026: \$561,500

Comparable Properties



106/28 Jersey Pde CARNEGIE 3163 (REI)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 16/04/2026
Property Type: Apartment



4/9 Railway Pde MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$665,000
Method: Sold Before Auction
Date: 13/04/2026
Property Type: Apartment



110/33 Belsize Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment

Account - Slater & Levin



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