

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

4/17 Elliott Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$880,000

&

\$950,000

Median sale price

Median price \$567,000

Property Type Unit

Suburb Carnegie

Period - From 26/05/2025

to

25/05/2026

Source Property Data

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	10/92 Mimosa Rd CARNEGIE 3163	\$930,000	11/04/2026
2	2/26 Ames Av CARNEGIE 3163	\$935,000	05/04/2026
3	301/1256 Glen Huntly Rd CARNEGIE 3163	\$931,000	07/12/2025

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:

26/05/2026 08:17

4/17 Elliott Avenue, Carnegie Vic 3163

Jack Slater
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3 2 2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median Unit Price
26/05/2025 - 25/05/2026: \$567,000

Comparable Properties



10/92 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$930,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Apartment



2/26 Ames Av CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$935,000
Method: Private Sale
Date: 05/04/2026
Property Type: Townhouse (Res)



301/1256 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$931,000
Method: Auction Sale
Date: 07/12/2025
Property Type: Apartment

Account - Slater & Levin



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