

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

4/276 NEERIM ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jun 2025

to

31 May 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

302/6 MORTON AVENUE CARNEGIE VIC 3163	\$400,000	20-Feb-26
2/13 TATTENHAM STREET CAULFIELD EAST VIC 3145	\$417,500	17-Apr-26
4/9 MAROONA ROAD CARNEGIE VIC 3163	\$435,000	13-Mar-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: 17 June 2026



**302/6 MORTON AVENUE
CARNEGIE VIC 3163**

 1  1  1

Sold Price **\$400,000** Sold Date **20-Feb-26**

Distance **0.29km**



**2/13 TATTENHAM STREET
CAULFIELD EAST VIC 3145**

 1  1  1

Sold Price **\$417,500** Sold Date **17-Apr-26**

Distance **1km**



**4/9 MAROONA ROAD CARNEGIE
VIC 3163**

 1  1  -

Sold Price **\$435,000** Sold Date **13-Mar-26**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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