

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

8/122 Mimosa Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$380,000

&

\$410,000

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	7/956 Dandenong Rd CAULFIELD EAST 3145	\$383,000	20/05/2026
2	1/10 Adelaide St MURRUMBEENA 3163	\$387,000	27/03/2026
3	6/11 Rosstown Rd CARNEGIE 3163	\$420,000	04/02/2026

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:

09/07/2026 14:50

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Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

June quarter 2026: \$617,500



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties

7/956 Dandenong Rd CAULFIELD EAST 3145 (VG)

Agent Comments

2 - -

Price: \$383,000

Method: Sale

Date: 20/05/2026

Property Type: Strata Unit/Flat



1/10 Adelaide St MURRUMBEENA 3163 (VG)

Agent Comments

2 - -

Price: \$387,000

Method: Sale

Date: 27/03/2026

Property Type: Strata Unit/Flat



6/11 Rosstown Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment

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