

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

8/3 YENDON 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2025

to

31 Jul 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

9/12 MAROONA ROAD CARNEGIE VIC 3163	\$535,000	23-Aug-25
8/12 MAROONA ROAD CARNEGIE VIC 3163	\$495,000	14-Jul-26
2/2-4 WATSON GROVE GLEN HUNTLY VIC 3163	\$525,000	31-Jul-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: 25 August 2026



9/12 MAROONA ROAD CARNEGIE VIC 3163

Sold Price

\$535,000

Sold Date

23-Aug-25

2

1

1

Distance

0.14km



8/12 MAROONA ROAD CARNEGIE VIC 3163

Sold Price

^{RS} **\$495,000**

Sold Date

14-Jul-26

2

1

1

Distance

0.14km



2/2-4 WATSON GROVE GLEN HUNTLY VIC 3163

Sold Price

^{RS} **\$525,000**

Sold Date

31-Jul-26

2

1

1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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