

# 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

220 Neerim Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

### Median sale price

Median price \$1,735,000

Property Type House

Suburb Carnegie

Period - From 01/10/2025

to 31/12/2025

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	8 Yendon Rd CARNEGIE 3163	\$1,375,000	21/02/2026
2	35 Moira Av CARNEGIE 3163	\$1,400,000	28/11/2025
3	47 Gnarwyn Rd CARNEGIE 3163	\$1,400,000	22/10/2025

**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:

28/02/2026 19:43

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 3    2    2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**  
\$1,350,000  
**Median House Price**  
December quarter 2025: \$1,735,000

## Comparable Properties



**8 Yendon Rd CARNEGIE 3163 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,375,000  
**Method:** Private Sale  
**Date:** 21/02/2026  
**Property Type:** House



**35 Moira Av CARNEGIE 3163 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2025  
**Property Type:** House (Res)



**47 Gnarwyn Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 22/10/2025  
**Property Type:** House (Res)  
**Land Size:** 317 sqm approx

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480