

# 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

206/8 Elliott Avenue, Carnegie Vic 3163

### Indicative selling price

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

Range between \$680,000 & \$720,000

### Median sale price

Median price \$638,500 Property Type Unit 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	108/33 Belsize Av CARNEGIE 3163	\$690,000	04/01/2026
2	112/8 Elliott Av CARNEGIE 3163	\$730,000	22/11/2025
3	306/8 Elliott Av CARNEGIE 3163	\$717,000	18/09/2025

**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:

03/02/2026 16:26



**Property Type:** Apartment

**Agent Comments**

Impressive design elements, contemporary lines and light-flooded interiors unite in this two bedroom apartment, delivering a residence of distinction.

**Indicative Selling Price**

\$680,000 - \$720,000

**Median Unit Price**

December quarter 2025: \$638,500

## Comparable Properties



**108/33 Belsize Av CARNEGIE 3163 (REI)**

[Agent Comments](#)



**Price:** \$690,000

**Method:** Private Sale

**Date:** 04/01/2026

**Property Type:** Apartment



**112/8 Elliott Av CARNEGIE 3163 (REI/VG)**

[Agent Comments](#)



**Price:** \$730,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Apartment



**306/8 Elliott Av CARNEGIE 3163 (REI/VG)**

[Agent Comments](#)



**Price:** \$717,000

**Method:** Auction Sale

**Date:** 18/09/2025

**Property Type:** Apartment