

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

353 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$850,000 & \$930,000

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	3/16 Moonya Rd CARNEGIE 3163	\$938,500	04/03/2026
2	1/65 Moonya Rd CARNEGIE 3163	\$908,000	20/02/2026
3	4/6 Maroona Rd CARNEGIE 3163	\$865,000	15/11/2025

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:

17/03/2026 09:33

353 Neerim Road, Carnegie Vic 3163



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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

December quarter 2025: \$1,735,000

Comparable Properties



3/16 Moonya Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

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Price: \$938,500

Method: Sold Before Auction

Date: 04/03/2026

Property Type: Unit



1/65 Moonya Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

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Price: \$908,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: Unit



4/6 Maroona Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

🛏 2 🚗 1 🚗 1

Price: \$865,000

Method: Private Sale

Date: 15/11/2025

Property Type: Unit

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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