

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

104/33 JERSEY PARADE 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jan 2025

to

31 Dec 2025

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

13/314 NEERIM ROAD CARNEGIE VIC 3163	\$480,000	08-Jan-26
208/8 ELLIOTT AVENUE CARNEGIE VIC 3163	\$510,000	28-Nov-25
6/2A TRUGANINI ROAD CARNEGIE VIC 3163	\$495,800	28-Oct-25

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 January 2026

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**13/314 NEERIM ROAD CARNEGIE
VIC 3163**

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Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **08-Jan-26**Distance **0.24km****208/8 ELLIOTT AVENUE
CARNEGIE VIC 3163**

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Sold Price **\$510,000** Sold Date **28-Nov-25**Distance **0.14km****6/2A TRUGANINI ROAD CARNEGIE
VIC 3163**

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Sold Price **\$495,800** Sold Date **28-Oct-25**Distance **0.53km****RS** = Recent sale**UN** = Undisclosed Sale

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