

# 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

107/1298 Glen Huntly 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)

Range between \$450,000 & \$485,000

### Median sale price

Median price \$649,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2025 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	6/174 Murrumbeena Rd MURRUMBEENA 3163	\$495,000	29/01/2026
2	310/316 Neerim Rd CARNEGIE 3163	\$490,000	10/01/2026
3	206/1298 Glen Huntly Rd CARNEGIE 3163	\$528,000	23/12/2025

**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: 10/02/2026 15:24



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$485,000

**Median Unit Price**

Year ending December 2025: \$649,000

## Comparable Properties



**6/174 Murrumbeena Rd MURRUMBEENA 3163 (REI)**

Agent Comments

2   1   1

**Price:** \$495,000

**Method:** Auction Sale

**Date:** 29/01/2026

**Property Type:** Apartment



**310/316 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

2   2   1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 10/01/2026

**Property Type:** Apartment



**206/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$528,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Apartment

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