

# 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

203/1298 Glen Huntly Road, Carnegie Vic 3163
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### Indicative selling price

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

Range between 

\$440,000
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 & 

\$460,000
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### Median sale price

Median price 

\$638,500
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 Property Type 

Unit
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 Suburb 

Carnegie
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	107/1298 Glen Huntly Rd CARNEGIE 3163	\$468,000	18/02/2026
2	7/115 Neerim Rd GLEN HUNTLY 3163	\$450,000	13/02/2026
3	107/389 Neerim Rd CARNEGIE 3163	\$441,500	09/10/2025

**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: 

03/03/2026 10:10
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203/1298 Glen Huntly Road, Carnegie Vic 3163



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$460,000

**Median Unit Price**

December quarter 2025: \$638,500

## Comparable Properties



107/1298 Glen Huntly Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

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**Price:** \$468,000

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** Apartment



7/115 Neerim Rd GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

🛏️ 2 🚗 1 🚗 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 13/02/2026

**Property Type:** Apartment



107/389 Neerim Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

🛏️ 2 🚗 1 🚗 1

**Price:** \$441,500

**Method:** Auction Sale

**Date:** 09/10/2025

**Property Type:** Apartment

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



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