

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

3/2 Elizabeth Crescent, Carnegie Vic 3163

Indicative selling price

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

Range between

\$720,000

&

\$790,000

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	2/38 Royal Av GLEN HUNTLY 3163	\$752,000	20/02/2026
2	2/10-12 Milton St CARNEGIE 3163	\$830,000	11/02/2026
3	3/15 Kangaroo Rd MURRUMBEENA 3163	\$830,000	31/01/2026

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 07:59

3/2 Elizabeth Crescent, Carnegie Vic 3163

Jack Slater
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2 1 2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Unit Price
December quarter 2025: \$638,500

Comparable Properties



2/38 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$752,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: Unit



2/10-12 Milton St CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$830,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: Unit



3/15 Kangaroo Rd MURRUMBEENA 3163 (VG)

Agent Comments

2 - -

Price: \$830,000
Method: Sale
Date: 31/01/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Slater & Levin



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