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	104/86 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Single price $585,000

Median sale price

Median price $640,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2025 to 31/03/2026 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	5/93 Truganini Rd CARNEGIE 3163	$650,000	17/03/2026
2	15/35 Rosstown Rd CARNEGIE 3163	$570,000	29/11/2025
3	102/257 Neerim Rd CARNEGIE 3163	$599,999	22/11/2025

OR

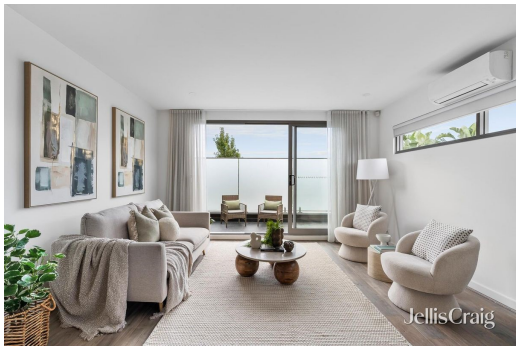
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/05/2026 10:04

104/86 Truganini Road, Carnegie Vic 3163

JellisCraig

Robert de Freitas
0421 430 350
RobertdeFreitas@jelliscraig.com.au



2 2 2

Property Type: Apartment

Indicative Selling Price
$585,000
Median Unit Price
Year ending March 2026: $640,000

Comparable Properties



5/93 Truganini Rd CARNEGIE 3163 (REI)

2 2 1

Price: $650,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: Unit

Agent Comments



15/35 Rosstown Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 29/11/2025
Property Type: Apartment

Agent Comments



102/257 Neerim Rd CARNEGIE 3163 (REI/VG)

2 2 1

Price: $599,999
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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