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	303/323 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Single price $859,000

Median sale price

Median price $560,000 Property Type Unit Suburb Carnegie

Period - From 16/04/2025 to 15/04/2026 Source Property Data

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	10/92 Mimosa Rd CARNEGIE 3163	$930,000	11/04/2026
2	306/25 Truganini Rd CARNEGIE 3163	$860,000	16/12/2025
3	301/1256 Glen Huntly Rd CARNEGIE 3163	$931,000	07/12/2025

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: 16/04/2026 13:42

303/323 Neerim Road, Carnegie Vic 3163

Jack Slater
0430 283 724
jack@slaterlevin.com.au

SLATER & LEVIN

3 2 2

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$859,000
Median Unit Price
16/04/2025 - 15/04/2026: $560,000

Comparable Properties



10/92 Mimosa Rd CARNEGIE 3163 (REI)

3 2 2

Price: $930,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Apartment

Agent Comments



306/25 Truganini Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $860,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment

Agent Comments



301/1256 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $931,000
Method: Auction Sale
Date: 07/12/2025
Property Type: Apartment

Agent Comments

Account - Slater & Levin

REIV THE DIFFERENCE

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