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	68 Rosanna Street, Carnegie Vic 3163

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,742,500 Property Type House 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	9 Melton Av CARNEGIE 3163	$1,750,000	18/02/2026
2	17 Grandview Gr CARNEGIE 3163	$1,700,000	18/10/2025
3	12 Atkinson St MURRUMBEENA 3163	$1,720,000	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: 24/03/2026 10:00

68 Rosanna Street, Carnegie Vic 3163

JellisCraig

Myron Ching
9573 6100
0431 262 955
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3 1 2

Property Type: House
Land Size: 816 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
Year ending December 2025: $1,742,500

Comparable Properties



9 Melton Av CARNEGIE 3163 (REI)

3 1 1

Price: $1,750,000
Method: Private Sale
Date: 18/02/2026
Property Type: House
Land Size: 772 sqm approx

Agent Comments



17 Grandview Gr CARNEGIE 3163 (REI/VG)

3 1 3

Price: $1,700,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



12 Atkinson St MURRUMBEENA 3163 (REI)

3 1 2

Price: $1,720,000
Method: Private Sale
Date: 09/10/2025
Property Type: House

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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