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	102/2 Morton Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between $440,000 & $480,000

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	5/405 Neerim Rd CARNEGIE 3163	$477,500	13/03/2026
2	165/115 Neerim Rd GLEN HUNTLY 3163	$465,000	18/10/2025
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: 20/03/2026 14:07

Thomson:



2 1 1

Property Type: Strata Unit/Flat
Land Size: 60 sqm approx

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
December quarter 2025: $638,500

Agent Comments

An exclusive off-market opportunity offering impressive returns in a highly sought after position

Comparable Properties



5/405 Neerim Rd CARNEGIE 3163 (REI)

2 1 1

Price: $477,500
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment

Agent Comments



165/115 Neerim Rd GLEN HUNTLY 3163 (VG)

2 - -

Price: $465,000
Method: Sale
Date: 18/10/2025
Property Type: Strata Unit/Flat

Agent Comments



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

2 1 1

Price: $441,500
Method: Auction Sale
Date: 09/10/2025
Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693

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