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	3/30 Neville Street, Carnegie Vic 3163

Indicative selling price

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

Range between $1,050,000 & $1,150,000

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	3/258 Koornang Rd CARNEGIE 3163	$1,080,000	11/04/2026
2	1/95 Coorigil Rd CARNEGIE 3163	$1,150,000	12/03/2026
3	11a Moira Av CARNEGIE 3163	$1,100,000	12/12/2025

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: 01/06/2026 11:27

3/30 Neville Street, Carnegie Vic 3163

JellisCraig

Zeng Shi
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3 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
Year ending March 2026: $640,000

Comparable Properties



3/258 Koornang Rd CARNEGIE 3163 (REI)

3 2 1

Price: $1,080,000
Method: Private Sale
Date: 11/04/2026
Property Type: Unit

Agent Comments



1/95 Coorigil Rd CARNEGIE 3163 (VG)

2 - -

Price: $1,150,000
Method: Sale
Date: 12/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



11a Moira Av CARNEGIE 3163 (REI/VG)

2 1 1

Price: $1,100,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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