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	2/55 Mimosa Road, Carnegie VIC 3163

Indicative selling price

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

Single price $355,000

Median sale price

Median price $700,000 Property Type Unit Suburb Carnegie

Period - From 22/01/2026 to 21/07/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9/9 Maroona Road Carnegie VIC 3163	$357,000	22/05/2026
104/1298 Glen Huntly Road Carnegie VIC 3163	$345,000	29/01/2026
9/1264 Glen Huntly Road Carnegie VIC 3163	$335,000	19/02/2026

This Statement of Information was prepared on: 22/07/2026