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	106/1298 Glen Huntly Road, Carnegie Vic 3163

Indicative selling price

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

Single price $469,000

Median sale price

Median price $592,500 Property Type Unit Suburb Carnegie

Period - From 31/03/2024 to 30/03/2025 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	204/494 North Rd ORMOND 3204	$455,000	12/02/2025
2	302/3 Morton Av CARNEGIE 3163	$440,000	31/01/2025
3	209/1298 Glen Huntly Rd CARNEGIE 3163	$500,000	27/11/2024

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: 31/03/2025 14:30

106/1298 Glen Huntly Road, Carnegie Vic 3163



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$469,000
Median Unit Price
31/03/2024 - 30/03/2025: $592,500

Comparable Properties



204/494 North Rd ORMOND 3204 (REI/VG)

2 2 1

Price: $455,000
Method: Private Sale
Date: 12/02/2025
Property Type: Apartment

Agent Comments



302/3 Morton Av CARNEGIE 3163 (REI/VG)

2 1 1

Price: $440,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment

Agent Comments



209/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

2 2 1

Price: $500,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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