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	6/11 Rosstown Road, Carnegie VIC 3163

Indicative selling price

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

Single price $429,000

Median sale price

Median price $750,000 Property Type Unit Suburb Carnegie

Period - From 07/07/2025 to 06/01/2026 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
6/22 Kokaribb Road Carnegie VIC 3163	$425,000	07/11/2025
107/9 Morton Avenue Carnegie VIC 3163	$420,000	30/11/2025
8/160 Grange Road Carnegie VIC 3163	$429,500	19/12/2025

This Statement of Information was prepared on: 07/01/2026