Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	34 Mimosa Road, CARNEGIE 3163

Indicative selling price

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

A range between $2,050,000 & $2,250,000

Median sale price

Median price $1,820,000 Property type House Suburb CARNEGIE

Period - From 01/10/2025 to 31/03/2025 Source REIV

Comparable property sales

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 Mile End Rd CARNEGIE 3163	$2,280,000	12/04/2025
2	19 Mcpherson Av CARNEGIE 3163	$2,365,000	22/03/2025
3	26 Rosstown Rd CARNEGIE 3163	$2,125,000	22/03/2025

This Statement of Information was prepared on: 17/04/2025