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	8/45 Rosstown Road, Carnegie Vic 3163

Indicative selling price

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

Single price $425,000

Median sale price

Median price $646,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2024 to 31/03/2025 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	31/115 Neerim Rd GLEN HUNTLY 3163	$410,000	07/06/2025
2	103/9 Morton Av CARNEGIE 3163	$437,000	22/05/2025
3	6/213 Grange Rd GLEN HUNTLY 3163	$440,000	08/04/2025

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: 02/07/2025 11:39

8/45 Rosstown Road, Carnegie Vic 3163



2 1 1

Property Type: Apartment

Indicative Selling Price
$425,000
Median Unit Price
Year ending March 2025: $646,000

Comparable Properties



31/115 Neerim Rd GLEN HUNTLY 3163 (REI)

2 1 1

Price: $410,000
Method: Private Sale
Date: 07/06/2025
Property Type: Apartment

Agent Comments



103/9 Morton Av CARNEGIE 3163 (REI)

2 1 1

Price: $437,000
Method: Auction Sale
Date: 22/05/2025
Property Type: Apartment

Agent Comments



6/213 Grange Rd GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $440,000
Method: Sold Before Auction
Date: 08/04/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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