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	83 Neville Street, Carnegie Vic 3163

Indicative selling price

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

Single price $1,895,000

Median sale price

Median price $1,820,000 Property Type House Suburb Carnegie

Period - From 01/01/2025 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	19 Tranmere Av CARNEGIE 3163	$1,822,500	10/05/2025
2	13 Nicholls Rd ORMOND 3204	$1,950,000	28/04/2025
3	73 Neville St CARNEGIE 3163	$1,930,000	29/03/2025

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: 31/05/2025 14:05

83 Neville Street, Carnegie Vic 3163

Angus McPherson
9593 4500
0460 365 900
AngusMcPherson@jelliscraig.com.au



3 2 3

Property Type: House

Indicative Selling Price
$1,895,000
Median House Price
March quarter 2025: $1,820,000

Comparable Properties



19 Tranmere Av CARNEGIE 3163 (REI)

4 2 1

Price: $1,822,500
Method: Auction Sale
Date: 10/05/2025
Property Type: House

Agent Comments



13 Nicholls Rd ORMOND 3204 (REI)

4 2 3

Price: $1,950,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Land Size: 614 sqm approx

Agent Comments



73 Neville St CARNEGIE 3163 (REI/VG)

4 2 2

Price: $1,930,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 519 sqm approx

Agent Comments

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