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	2/1 Carool Road, Carnegie Vic 3163

Indicative selling price

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

Range between $750,000 & $825,000

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	11/20 Grange Rd CARNEGIE 3163	$757,000	24/05/2025
2	1/66 Mimosa Rd CARNEGIE 3163	$777,000	08/05/2025
3	6/11 Coorigil Rd CARNEGIE 3163	$818,000	22/03/2025

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: 04/06/2025 09:47

2/1 Carool Road, Carnegie Vic 3163

Jellis Craig
Myron Ching
9573 6100
0431 262 955
myronching@jelliscraig.com.au



2 1 1

Property Type: Unit

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
Year ending March 2025: $646,000

Comparable Properties



11/20 Grange Rd CARNEGIE 3163 (REI)

2 1 1

Price: $757,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit

Agent Comments



1/66 Mimosa Rd CARNEGIE 3163 (REI)

2 1 2

Price: $777,000
Method: Auction Sale
Date: 08/05/2025
Property Type: Unit
Land Size: 204 sqm approx

Agent Comments



6/11 Coorigil Rd CARNEGIE 3163 (REI)

2 1 1

Price: $818,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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