

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

2/14 St Huberts Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$1,691,000 Property Type House Suburb Carnegie

Period - From 01/07/2024 to 30/06/2025 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	4/4 Hinton Rd GLEN HUNTLY 3163	\$727,000	28/06/2025
2	6/1292 Glen Huntly Rd CARNEGIE 3163	\$791,000	15/05/2025
3	4/149 Neerim Rd GLEN HUNTLY 3163	\$718,000	05/04/2025

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:

29/07/2025 16:00

Ed Rafter
03 9810 5000
0432 217 085
EdRafter@jelliscraig.com.au



Property Type:
Divorce/Estate/Family Transfers
Land Size: 94 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
Year ending June 2025: \$1,691,000

Comparable Properties



4/4 Hinton Rd GLEN HUNTLY 3163 (REI)

[Agent Comments](#)



Price: \$727,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)



6/1292 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)



Price: \$791,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Townhouse (Single)



4/149 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

[Agent Comments](#)



Price: \$718,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511