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 $700,000 & $750,000

Median sale price

Median price $1,194,500 Property Type Townhouse Suburb Carnegie

Period - From 14/08/2024 to 13/08/2025 Source Property Data

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	10/250 Neerim Rd CARNEGIE 3163	$765,000	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: 14/08/2025 09:59

2/14 St Huberts Road, Carnegie Vic 3163



2 2 1

Rooms: 5
Property Type: Townhouse
Land Size: 102 sqm approx

Agent Comments

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

Indicative Selling Price
$700,000 - $750,000
Median Townhouse Price
14/08/2024 - 13/08/2025: $1,194,500

Comparable Properties



4/4 Hinton Rd GLEN HUNTLY 3163 (REI/VG)

2 2 1

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

Agent Comments



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

2 2 1

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

Agent Comments



10/250 Neerim Rd CARNEGIE 3163 (REI/VG)

2 2 1

Price: $765,000
Method: Sold Before Auction
Date: 22/03/2025
Property Type: Townhouse (Res)

Agent Comments

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

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