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	5/19 Gnarwyn Road, Carnegie Vic 3163

Indicative selling price

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

Range between $820,000 & $870,000

Median sale price

Median price $655,000 Property Type Unit 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	1/13 Melton Av CARNEGIE 3163	$900,000	30/08/2025
2	2/66 Grange Rd CARNEGIE 3163	$849,000	28/06/2025
3	2/1 Carool Rd CARNEGIE 3163	$862,000	25/06/2025

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: 01/10/2025 14:21

5/19 Gnarwyn Road, Carnegie Vic 3163

JellisCraig

Myron Ching
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2 1 2

Property Type: Villa

Indicative Selling Price
$820,000 - $870,000
Median Unit Price
Year ending June 2025: $655,000

Comparable Properties



1/13 Melton Av CARNEGIE 3163 (REI)

2 1 1

Price: $900,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Villa

Agent Comments



2/66 Grange Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $849,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit

Agent Comments



2/1 Carool Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $862,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: Unit
Land Size: 215 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata .com.au

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