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	19/160 Grange Road, Carnegie VIC 3163

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $1,608,500 Property Type Other Suburb Carnegie

Period - From 18/03/2025 to 18/09/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/160 Grange Road Carnegie VIC 3163	$415,000	28/07/2025
13/8 Hudson Street Caulfield North VIC 3161	$415,000	03/06/2025
5/27 Royal Avenue Glen Huntly VIC 3163	$415,000	14/04/2025

This Statement of Information was prepared on: 19/09/2025