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	17 Grandview Grove, Carnegie Vic 3163

Indicative selling price

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

Single price $1,600,000

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	14 Florence St ORMOND 3204	$1,666,000	23/08/2025
2	7 Ariadne Av MURRUMBEENA 3163	$1,550,000	14/06/2025
3	2 Walden Gr CARNEGIE 3163	$1,657,000	17/05/2025

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: 23/09/2025 09:16

17 Grandview Grove, Carnegie Vic 3163

JellisCraig

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



3 1 3

Property Type: House

Indicative Selling Price
$1,600,000
Median House Price
Year ending June 2025: $1,691,000

Comparable Properties



14 Florence St ORMOND 3204 (REI)

3 1 2

Price: $1,666,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments



7 Ariadne Av MURRUMBEENA 3163 (REI/VG)

2 1 2

Price: $1,550,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments



2 Walden Gr CARNEGIE 3163 (REI/VG)

3 1 2

Price: $1,657,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 575 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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