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	12 Elimatta Road, Carnegie Vic 3163

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,802,500 Property Type House Suburb Carnegie

Period - From 01/07/2025 to 30/09/2025 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 Elimatta Rd CARNEGIE 3163	$1,850,000	15/09/2025
2	18 Miller St CARNEGIE 3163	$1,727,000	07/09/2025
3	31 Scotts St BENTLEIGH 3204	$1,780,000	09/08/2025

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: 16/10/2025 16:20



Property Type:
Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
September quarter 2025: $1,802,500

Comparable Properties



14 Elimatta Rd CARNEGIE 3163 (REI)
3 2 2

Price: $1,850,000
Method: Private Sale
Date: 15/09/2025
Property Type: House

Agent Comments



18 Miller St CARNEGIE 3163 (REI)
3 1 2

Price: $1,727,000
Method: Sold After Auction
Date: 07/09/2025
Property Type: House
Land Size: 570 sqm approx

Agent Comments



31 Scotts St BENTLEIGH 3204 (REI)
2 1 2

Price: $1,780,000
Method: Sold Before Auction
Date: 09/08/2025
Property Type: House (Res)

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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