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	301/1256 GLEN HUNTLY ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$840,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Carnegie
Period-from	01 Nov 2024	to	31 Oct 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 6 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
413/1242 GLEN HUNTLY ROAD CARNEGIE VIC 3163	-	24-May-25
210/16 ETNA STREET GLEN HUNTLY VIC 3163	$860,000	02-Jul-25
303/21 BELSIZE AVENUE CARNEGIE VIC 3163	$965,000	18-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 07 November 2025

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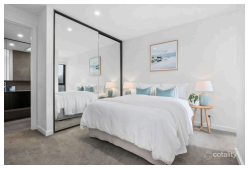


413/1242 GLEN HUNTLY ROAD CARNEGIE VIC 3163

3 2 2

Sold Price - Sold Date **24-May-25**

Distance **0.05km**



210/16 ETNA STREET GLEN HUNTLY VIC 3163

3 2 2

Sold Price **$860,000** Sold Date **02-Jul-25**

Distance **0.51km**



303/21 BELSIZE AVENUE CARNEGIE VIC 3163

3 2 2

Sold Price RS **$965,000** UN Sold Date **18-Oct-25**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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