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	8/160 GRANGE 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	$415,000	&	$445,000

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
19/160 GRANGE ROAD CARNEGIE VIC 3163	$430,000	03-Oct-25
6/22 KOKARIBB ROAD CARNEGIE VIC 3163	$425,000	07-Nov-25
4/160 GRANGE ROAD CARNEGIE VIC 3163	$415,000	28-Jul-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: 17 November 2025

Peter Daicos
M 0413757357
E peterd@langwellharper.com.au



19/160 GRANGE ROAD CARNEGIE VIC 3163

2 1 1

Sold Price RS **$430,000** Sold Date **03-Oct-25**

Distance **0km**



6/22 KOKARIBB ROAD CARNEGIE VIC 3163

2 1 1

Sold Price RS **$425,000** UN Sold Date **07-Nov-25**

Distance **0.97km**



4/160 GRANGE ROAD CARNEGIE VIC 3163

2 1 1

Sold Price **$415,000** Sold Date **28-Jul-25**

Distance **0km**

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

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