

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

9/78 Railway Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$320,000

&

\$340,000

Median sale price

Median price

\$657,500

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2024

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	3/41 Shepparson Av CARNEGIE 3163	\$312,888	07/08/2025
2	10/78 Railway Rd CARNEGIE 3163	\$295,000	05/08/2025
3	12/5 Gnarwyn Rd CARNEGIE 3163	\$345,000	10/06/2025

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:

10/10/2025 17:24



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Rooms: 2**Property Type:** Apartment**Agent Comments****Indicative Selling Price**

\$320,000 - \$340,000

Median Unit Price

Year ending September 2025: \$657,500

Comparable Properties

**3/41 Shepparson Av CARNEGIE 3163 (REI/VG)****Agent Comments**

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Price: \$312,888**Method:** Auction Sale**Date:** 07/08/2025**Property Type:** Apartment**10/78 Railway Rd CARNEGIE 3163 (REI/VG)****Agent Comments**

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 1

Price: \$295,000**Method:** Private Sale**Date:** 05/08/2025**Property Type:** Unit**12/5 Gnarwyn Rd CARNEGIE 3163 (REI/VG)****Agent Comments**

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Price: \$345,000**Method:** Private Sale**Date:** 10/06/2025**Property Type:** Apartment

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