

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a paved patio. A yellow jacket is draped over the chair. Next to it is a wooden stool made of two tree stumps, with a straw hat on top. In the background, a swimming pool is enclosed by a glass fence. A wooden wall and large trees are also visible.

**RayWhite.**

# Statement of information

107/253 NEERIM ROAD, CARNEGIE, VIC 3163  
PREPARED BY OLIVIA PETROU, RAY WHITE CARNEGIE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**107/253 NEERIM ROAD, CARNEGIE, VIC**

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)Price Range: **\$380,000 to \$415,000**

Provided by: Jamila Christensen , Ray White Bentleigh

## MEDIAN SALE PRICE

**CARNEGIE, VIC, 3163**

Suburb Median Sale Price (Unit)

**\$648,000**

01 October 2024 to 30 September 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

**285 NEERIM RD, CARNEGIE, VIC 3163**

Sale Price

**\*\$435,000**

Sale Date: 17/09/2025

Distance from Property: 139m

**103/1094 GLEN HUNTLY RD, GLEN HUNTLY,**

Sale Price

**\$405,000**

Sale Date: 04/09/2025

Distance from Property: 1.4km

**114/16 WOORAYL ST, CARNEGIE, VIC 3163**

Sale Price

**\*\$400,000**

Sale Date: 27/09/2025

Distance from Property: 489m



This report has been compiled on 21/10/2025 by Ray White Bentleigh. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

107/253 NEERIM ROAD, CARNEGIE, VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$380,000 to \$415,000

### Median sale price

Median price

\$648,000

Property type

Unit

Suburb

CARNEGIE

Period

01 October 2024 to 30 September 2025

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

|                                                |            |            |
|------------------------------------------------|------------|------------|
| 285 NEERIM RD, CARNEGIE, VIC 3163              | *\$435,000 | 17/09/2025 |
| 103/1094 GLEN HUNTLY RD, GLEN HUNTLY, VIC 3163 | \$405,000  | 04/09/2025 |
| 114/16 WOORAYL ST, CARNEGIE, VIC 3163          | *\$400,000 | 27/09/2025 |

This Statement of Information was prepared on:

21/10/2025