

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

4/96 MIMOSA 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2024

to

30 Nov 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

3/38 MUNSTER AVENUE CARNEGIE VIC 3163	\$795,000	06-Nov-25
1/154 GRANGE ROAD CARNEGIE VIC 3163	\$780,800	23-Aug-25
1/89 COORIGIL ROAD CARNEGIE VIC 3163	\$760,000	04-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: 04 December 2025


**3/38 MUNSTER AVENUE
CARNEGIE VIC 3163**

 2
  1
  1

Sold Price

^{RS}
\$795,000

Sold Date

06-Nov-25

Distance

0.26km

**1/154 GRANGE ROAD CARNEGIE
VIC 3163**

 2
  1
  1

Sold Price

\$780,800

Sold Date

23-Aug-25

Distance

0.88km

**1/89 COORIGIL ROAD CARNEGIE
VIC 3163**

 2
  1
  2

Sold Price

\$760,000

Sold Date

04-Oct-25

Distance

1.4km
RS = Recent sale

UN = Undisclosed Sale

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