

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

5/12 ST HUBERTS 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

\$299,000

&

\$328,000

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

9/78 RAILWAY ROAD CARNEGIE VIC 3163	\$327,500	01-Nov-25
10/78 RAILWAY ROAD CARNEGIE VIC 3163	\$295,000	05-Aug-25
6/2 MAROONA ROAD CARNEGIE VIC 3163	\$315,000	23-Aug-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: 18 November 2025


**9/78 RAILWAY ROAD CARNEGIE
VIC 3163**

 1
  1
  1

Sold Price

RS

\$327,500

Sold Date

01-Nov-25

Distance

0.23km

**10/78 RAILWAY ROAD CARNEGIE
VIC 3163**

 1
  1
  1

Sold Price

\$295,000

Sold Date

05-Aug-25

Distance

0.23km

**6/2 MAROONA ROAD CARNEGIE
VIC 3163**

 1
  1
  1

Sold Price

\$315,000

Sold Date

23-Aug-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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