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	3/177 North Road, Carnegie Vic 3163

Indicative selling price

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

Range between $280,000 & $308,000

Median sale price

Median price $640,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2025 to 31/03/2026 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	14/177 North Rd GARDENVALE 3185	$295,500	24/02/2026
2	5/37 Lantana Rd GARDENVALE 3185	$290,000	04/02/2026
3	4/34 Gardenia Rd GARDENVALE 3185	$308,500	16/01/2026

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: 27/04/2026 20:11

Property Type:
Agent Comments

Indicative Selling Price
$280,000 - $308,000
Median Unit Price
Year ending March 2026: $640,000

Comparable Properties



14/177 North Rd GARDENVALE 3185 (VG)

1 - -

Agent Comments

Price: $295,500
Method: Sale
Date: 24/02/2026
Property Type: Strata Unit/Flat

5/37 Lantana Rd GARDENVALE 3185 (VG)

1 - -

Agent Comments

Price: $290,000
Method: Sale
Date: 04/02/2026
Property Type: Strata Unit/Flat



4/34 Gardenia Rd GARDENVALE 3185 (VG)

1 - -

Agent Comments

Price: $308,500
Method: Sale
Date: 16/01/2026
Property Type: Strata Unit/Flat

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899

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