

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/179-181 Neerim 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	\$650,000	&	\$710,000
--------------	--	------------------	-----------	---	-----------

Median sale price

Median price	\$617,500	Property type	Unit	Suburb	Carnegie
Period - From	01/04/26	to	30/06/26	Source	REIV

Comparable property sales

These are the two 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
5/332 Neerim Road, Carnegie, VIC 3163	\$680,000	11/06/2026
502/178 Koornang Road CARNEGIE 3163 VIC	\$702,000	03/07/2026
2/41 Coorigil Road CARNEGIE 3163 VIC	\$695,000	27/06/2026

This Statement of Information was prepared on: 11/08/2026