

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

111/276 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$617,500

Property Type Unit

Suburb Carnegie

Period - From 01/04/2026

to

30/06/2026

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	1/128 Murrumbeena Rd MURRUMBEENA 3163	\$432,500	15/08/2026
2	2/13 Rosstown Rd CARNEGIE 3163	\$420,000	18/07/2026
3	2/1009 Dandenong Rd MALVERN EAST 3145	\$415,000	25/05/2026

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:

18/08/2026 18:39

Kieran Lynch
(03) 9555 1911
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Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

June quarter 2026: \$617,500



1 1 1

Property Type: Apartment (Res)

Agent Comments

Comparable Properties



1/128 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

1 1 1

Price: \$432,500

Method: Auction Sale

Date: 15/08/2026

Property Type: Apartment



2/13 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments

1 1 1

Price: \$420,000

Method: Auction Sale

Date: 18/07/2026

Property Type: Apartment

2/1009 Dandenong Rd MALVERN EAST 3145 (VG)

Agent Comments

1 - -

Price: \$415,000

Method: Sale

Date: 25/05/2026

Property Type: Strata Unit/Flat

Account - Lynchs Real Estate | P: 03 9555 1911



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