

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

409/1060 Dandenong Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price

\$548,000

Property Type

Unit

Suburb

Carnegie

Period - From

23/07/2025

to

22/07/2026

Source

Property Data

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	10/45 Rosstown Rd CARNEGIE 3163	\$480,000	11/06/2026
2	307/3 Morton Av CARNEGIE 3163	\$450,000	06/05/2026
3	910/1060 Dandenong Rd CARNEGIE 3163	\$555,000	03/02/2026

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:

23/07/2026 16:08



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

23/07/2025 - 22/07/2026: \$548,000

Comparable Properties



10/45 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Sold Before Auction

Date: 11/06/2026

Property Type: Apartment



307/3 Morton Av CARNEGIE 3163 (VG)

Agent Comments

 2  1  1

Price: \$450,000

Method: Sale

Date: 06/05/2026

Property Type: Strata Unit/Flat



910/1060 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$555,000

Method: Private Sale

Date: 03/02/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355