

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 (*Delete single price or range as applicable)

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Sep 2025

to

31 Aug 2026

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

617/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$502,000	10-Aug-26
910/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$555,000	03-Feb-26
307/3 MORTON AVENUE CARNEGIE VIC 3163	\$450,000	06-May-26

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: 14 September 2026



**617/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

 2  2  1

Sold Price **\$502,000** Sold Date **10-Aug-26**

Distance **0km**



**910/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

 2  2  1

Sold Price **\$555,000** Sold Date **03-Feb-26**

Distance **0km**



**307/3 MORTON AVENUE
CARNEGIE VIC 3163**

 2  1  1

Sold Price **\$450,000** Sold Date **06-May-26**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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