

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

4/48 ROSANNA STREET 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2025

to

31 Jan 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

4/24 MARGARET STREET CARNEGIE VIC 3163	\$345,000	02-Oct-25
3/23 BRISBANE STREET MURRUMBEENA VIC 3163	\$343,000	12-Sep-25
3/21 HOBART ROAD MURRUMBEENA VIC 3163	\$350,000	25-Aug-25

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 February 2026

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**4/24 MARGARET STREET
CARNEGIE VIC 3163**

 1  1  1

Sold Price **\$345,000** Sold Date **02-Oct-25**

Distance **0.88km**



**3/23 BRISBANE STREET
MURRUMBEENA VIC 3163**

 1  1  1

Sold Price **\$343,000** Sold Date **12-Sep-25**

Distance **1.6km**



**3/21 HOBART ROAD
MURRUMBEENA VIC 3163**

 1  1  1

Sold Price **\$350,000** Sold Date **25-Aug-25**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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