

# 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 3/2a Frogmore Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$358,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb Carnegie

Period - From 04/03/2025

to 03/03/2026

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	2/19 Holloway St ORMOND 3204	\$360,000	02/02/2026
2	9/2 Tattenham St CAULFIELD EAST 3145	\$355,000	10/11/2025
3	6/16 Adelaide St MURRUMBEENA 3163	\$360,000	08/10/2025

**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:

04/03/2026 13:40



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**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$358,000

**Median Unit Price**  
 04/03/2025 - 03/03/2026: \$640,000

## Comparable Properties



2/19 Holloway St ORMOND 3204 (REI)

Agent Comments

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**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 02/02/2026  
**Property Type:** Apartment



9/2 Tattenham St CAULFIELD EAST 3145 (VG)

Agent Comments

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**Price:** \$355,000  
**Method:** Sale  
**Date:** 10/11/2025  
**Property Type:** Strata Unit/Flat



6/16 Adelaide St MURRUMBEENA 3163 (REI/VG)

Agent Comments

 1  
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**Price:** \$360,000  
**Method:** Sold Before Auction  
**Date:** 08/10/2025  
**Property Type:** Apartment

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