

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

1/154 GRANGE 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

or range
between

\$659,000

&

\$724,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2024

to

30 Jun 2025

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

4/6 MAROONA ROAD CARNEGIE VIC 3163	\$717,000	04-May-25
7/15-17 MOONYA ROAD CARNEGIE VIC 3163	\$725,000	03-Apr-25
3/26 MOONYA ROAD CARNEGIE VIC 3163	\$710,000	24-May-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: 29 July 2025


**4/6 MAROONA ROAD CARNEGIE
VIC 3163**

Sold Price

\$717,000

Sold Date

04-May-25
 2

 1

 1

Distance

0.5km

**7/15-17 MOONYA ROAD CARNEGIE
VIC 3163**

Sold Price

\$725,000

Sold Date

03-Apr-25
 2

 1

 2

Distance

1.09km

**3/26 MOONYA ROAD CARNEGIE
VIC 3163**

Sold Price

\$710,000

Sold Date

24-May-25
 2

 1

 2

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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