

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

6/2 Maroona Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Carnegie

Period - From

17/07/2024

to

16/07/2025

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	4/21 Hobart Rd MURRUMBEENA 3163	\$345,000	01/02/2025
2	1/4 Holloway St ORMOND 3204	\$320,000	24/01/2025
3			

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:

17/07/2025 13:24

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Indicative Selling Price
\$330,000

Median Unit Price
17/07/2024 - 16/07/2025: \$610,000



Rooms: 3
Property Type: Flat
Land Size: 1079.6 sqm approx
Agent Comments

Comparable Properties



4/21 Hobart Rd MURRUMBEENA 3163 (VG)

Agent Comments



Price: \$345,000
Method: Sale
Date: 01/02/2025
Property Type: Strata Unit/Flat



1/4 Holloway St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 24/01/2025
Property Type: Apartment
Land Size: 54 sqm approx

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.