

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

3/68 Moonya Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,200,000 Property Type Townhouse Suburb Carnegie

Period - From 21/02/2024 to 20/02/2025 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	1/68 Grange Rd CARNEGIE 3163	\$1,320,000	10/02/2025
2	2/258 Koornang Rd CARNEGIE 3163	\$932,000	23/11/2024
3	2/12 Yendon Rd CARNEGIE 3163	\$1,080,000	24/08/2024

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:

21/02/2025 15:32



Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median Townhouse Price
21/02/2024 - 20/02/2025: \$1,200,000

Comparable Properties



1/68 Grange Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,320,000
Method: Auction Sale
Date: 10/02/2025
Property Type: Unit



2/258 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$932,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit



2/12 Yendon Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Single)

Account - 11 North | P: 1300 353 836