

# 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 103/14 Maroona 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)

Price Range

\$500,000

&

\$550,000

### Median sale price

Median price

\$638,000

Property Type

Apartment

Suburb

Carnegie (3163)

Period - From

01/07/2024

to

30/06/2025

Source

pricefinder

### Comparable property sales

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
101/92 MIMOSA ROAD, CARNEGIE VIC 3163	\$550,000	17/07/2025
107/6 KOKARIBB ROAD, CARNEGIE VIC 3163	\$550,000	12/04/2025
205/92 MIMOSA ROAD, CARNEGIE VIC 3163	\$545,000	01/05/2025

This Statement of Information was prepared on: 21/07/2025