

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

Price Range

\$530,000

&

\$580,000

Median sale price

Median price

\$551,000

Property Type

House

Suburb

Carnegie (3163)

Period - From

01/07/2025

to

30/06/2026

Source

pricefinder

Comparable property sales

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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
104/86 TRUGANINI ROAD, CARNEGIE VIC 3163	\$570,000	23/05/2026
106/181 NEERIM ROAD, CARNEGIE VIC 3163	\$570,000	09/04/2026
1254-1258 GLEN HUNTLY ROAD, CARNEGIE VIC 3163	\$545,000	16/06/2026

This Statement of Information was prepared on: 21/07/2026