

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

5/30 MOONYA 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Oct 2024

to

30 Sep 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

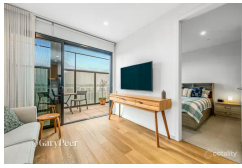
Date of sale

405/285 NEERIM ROAD CARNEGIE VIC 3163	\$435,000	17-Sep-25
4/23 MELBOURNE STREET MURRUMBEENA VIC 3163	\$408,500	19-Aug-25
7/6 KOKARIBB ROAD CARNEGIE VIC 3163	\$375,000	02-Oct-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 October 2025



**405/285 NEERIM ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS}

\$435,000

Sold Date

17-Sep-25

 1

 1

 1

Distance

0.83km



**4/23 MELBOURNE STREET
MURRUMBEENA VIC 3163**

Sold Price

^{RS}

\$408,500

^{UN}

Sold Date

19-Aug-25

 1

 1

 1

Distance

1.06km



**7/6 KOKARIBB ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS}

\$375,000

Sold Date

02-Oct-25

 1

 1

 1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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