

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

7/54 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2025

to

31 Jan 2026

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

4/23 MELBOURNE STREET MURRUMBEENA VIC 3163	\$408,500	19-Aug-25
1/32 TRANMERE AVENUE CARNEGIE VIC 3163	\$390,000	07-Feb-26
3/50 POATH ROAD HUGHESDALE VIC 3166	\$375,000	10-Sep-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: 18 February 2026

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

 1  1  1

Sold Price **\$408,500** Sold Date **19-Aug-25**

Distance **0.95km**

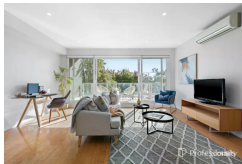


**1/32 TRANMERE AVENUE
CARNEGIE VIC 3163**

 1  1  1

Sold Price ^{RS} **\$390,000** Sold Date **07-Feb-26**

Distance **0.73km**



**3/50 POATH ROAD HUGHESDALE
VIC 3166**

 1  1  1

Sold Price **\$375,000** Sold Date **10-Sep-25**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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