

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

206/14 Maroona Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Carnegie

Period - From

08/09/2025

to

07/09/2026

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	6/33 Coorigil Rd CARNEGIE 3163	\$535,000	05/09/2026
2	103/575 North Rd ORMOND 3204	\$535,000	27/08/2026
3	111/405 Neerim Rd CARNEGIE 3163	\$510,000	29/07/2026

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:

08/09/2026 15:05

206/14 Maroona Road, Carnegie Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
\$529,000
Median Unit Price
08/09/2025 - 07/09/2026: \$545,000

Comparable Properties



6/33 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$535,000
Method: Auction Sale
Date: 05/09/2026
Property Type: Apartment



103/575 North Rd ORMOND 3204 (REI)

Agent Comments



Price: \$535,000
Method: Sold Before Auction
Date: 27/08/2026
Property Type: Apartment



111/405 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 29/07/2026
Property Type: Apartment

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