

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

8/37 Moonya Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,211,800

Property Type

Townhouse

Suburb

Carnegie

Period - From

20/04/2025

to

19/04/2026

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	9/30 Maroo St HUGHESDALE 3166	\$970,000	18/04/2026
2	2/292 Koornang Rd CARNEGIE 3163	\$1,141,000	18/04/2026
3	2/26 Ames Av CARNEGIE 3163	\$935,000	16/04/2026

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:

20/04/2026 10:41



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

20/04/2025 - 19/04/2026: \$1,211,800

Comparable Properties



9/30 Maroo St HUGHESDALE 3166 (REI)

Agent Comments

3 1 2

Price: \$970,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit



2/292 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,141,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit

Land Size: 203 sqm approx



2/26 Ames Av CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$935,000

Method: Private Sale

Date: 16/04/2026

Property Type: Townhouse (Single)