

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2025

to

28 Feb 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1/32 TRANMERE AVENUE CARNEGIE VIC 3163   | \$390,000 | 09-Feb-26 |
| 8/8 DUNOON STREET MURRUMBEENA VIC 3163   | \$410,000 | 18-Feb-26 |
| 1/26 SHEPPARSON AVENUE CARNEGIE VIC 3163 | \$440,000 | 08-Nov-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: 16 March 2026

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

 1  1  1

Sold Price **\$390,000** Sold Date **09-Feb-26**

Distance **0.73km**



**8/8 DUNOON STREET  
MURRUMBEENA VIC 3163**

 1  1  1

Sold Price <sup>RS</sup> **\$410,000** Sold Date **18-Feb-26**

Distance **0.78km**



**1/26 SHEPPARSON AVENUE  
CARNEGIE VIC 3163**

 1  1  1

Sold Price **\$440,000** Sold Date **08-Nov-25**

Distance **0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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