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 $850,000 & $900,000

Median sale price

Median price $640,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	7/223 Murrumbeena Rd MURRUMBEENA 3163	$925,000	25/04/2026
2	3/16 Moonya Rd CARNEGIE 3163	$938,500	04/03/2026
3	1/65 Moonya Rd CARNEGIE 3163	$908,000	20/02/2026

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: 08/05/2026 12:24

8/37 Moonya Road, Carnegie Vic 3163

JellisCraig



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending March 2026: $640,000

Comparable Properties



7/223 Murrumbeena Rd MURRUMBEENA 3163 (REI)

3 1 2

Price: $925,000
Method: Auction Sale
Date: 25/04/2026
Property Type: Townhouse (Res)

Agent Comments



3/16 Moonya Rd CARNEGIE 3163 (REI/VG)

2 1 2

Price: $938,500
Method: Sold Before Auction
Date: 04/03/2026
Property Type: Unit

Agent Comments



1/65 Moonya Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $908,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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