

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

6/30 COORIGIL 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2024

to

31 Jul 2025

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

3/26 MOONYA ROAD CARNEGIE VIC 3163	\$710,000	24-May-25
2/39 COORIGIL ROAD CARNEGIE VIC 3163	\$770,000	27-May-25
2/13 GNARWYN ROAD CARNEGIE VIC 3163	\$830,000	26-Mar-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: 04 August 2025



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**3/26 MOONYA ROAD CARNEGIE
VIC 3163**

2 1 2

Sold Price **\$710,000** Sold Date **24-May-25**

Distance **0.15km**



**2/39 COORIGIL ROAD CARNEGIE
VIC 3163**

2 1 2

Sold Price **\$770,000** Sold Date **27-May-25**

Distance **0.09km**



**2/13 GNARWYN ROAD CARNEGIE
VIC 3163**

2 1 1

Sold Price **\$830,000** Sold Date **26-Mar-25**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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