

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

8/6 NEWMAN AVENUE 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

\$280,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Oct 2024

to

30 Sep 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

9/6 NEWMAN AVENUE CARNEGIE VIC 3163	\$280,700	24-Sep-25
5/2 GRANDVIEW GROVE CARNEGIE VIC 3163	\$310,000	28-Apr-25
13/36 MOONYA ROAD CARNEGIE VIC 3163	\$305,000	10-Sep-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: 24 October 2025



**9/6 NEWMAN AVENUE CARNEGIE
VIC 3163**

Sold Price

^{RS} **\$280,700**

Sold Date **24-Sep-25**

1 1 1

Distance **0km**



**5/2 GRANDVIEW GROVE
CARNEGIE VIC 3163**

Sold Price

\$310,000

Sold Date **28-Apr-25**

1 1 1

Distance **0.28km**



**13/36 MOONYA ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS} **\$305,000** ^{UN}

Sold Date **10-Sep-25**

1 1 1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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