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	55 Woornack Road, Carnegie Vic 3163

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,735,000 Property Type House Suburb Carnegie

Period - From 01/10/2025 to 31/12/2025 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	14 Fellows St HUGHESDALE 3166	$1,735,000	06/12/2025
2	25 Railway Rd CARNEGIE 3163	$1,735,000	29/11/2025
3	33 Lindsay Av MURRUMBEENA 3163	$1,890,000	09/10/2025

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: 02/03/2026 17:14

55 Woornack Road, Carnegie Vic 3163

Kosta Mesaritis
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4 3 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2025: $1,735,000

Comparable Properties



14 Fellows St HUGHESDALE 3166 (REI/VG)

4 1 2

Price: $1,735,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments



25 Railway Rd CARNEGIE 3163 (REI)

3 2 2

Price: $1,735,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)

Agent Comments



33 Lindsay Av MURRUMBEENA 3163 (REI/VG)

4 2 4

Price: $1,890,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

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