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	2/40-42 Woornack Road, Carnegie Vic 3163

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,692,500 Property Type House Suburb Carnegie

Period - From 01/07/2025 to 30/06/2026 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	8 Joy St BENTLEIGH EAST 3165	$815,000	02/06/2026
2	3/47 Moonya Rd CARNEGIE 3163	$950,000	30/05/2026
3	353 Neerim Rd CARNEGIE 3163	$935,000	11/04/2026

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: 09/07/2026 13:24

2/40-42 Woornack Road, Carnegie Vic 3163

JellisCraig



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
Year ending June 2026: $1,692,500

Comparable Properties



8 Joy St BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $815,000
Method: Private Sale
Date: 02/06/2026
Property Type: House

Agent Comments



3/47 Moonya Rd CARNEGIE 3163 (REI)

3 1 2

Price: $950,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments



353 Neerim Rd CARNEGIE 3163 (REI/VG)

2 1 2

Price: $935,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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