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	11a Moira Avenue, Carnegie Vic 3163

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,750,000 Property Type House Suburb Carnegie

Period - From 01/10/2024 to 30/09/2025 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	17 Woornack Rd CARNEGIE 3163	$1,035,000	23/08/2025
2	104 Oakleigh Rd CARNEGIE 3163	$1,190,000	16/08/2025
3	9 First Av MURRUMBEENA 3163	$1,200,000	15/08/2025

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: 05/11/2025 13:15

11a Moira Avenue, Carnegie Vic 3163

JellisCraig



2 1 1

Rooms: 3
Property Type: House - Duplex (Semi-detached)
Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
Year ending September 2025: $1,750,000

Comparable Properties



17 Woornack Rd CARNEGIE 3163 (REI/VG)

2 1 2

Price: $1,035,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments



104 Oakleigh Rd CARNEGIE 3163 (REI)

2 1 2

Price: $1,190,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 390 sqm approx

Agent Comments



9 First Av MURRUMBEENA 3163 (REI)

2 1 3

Price: $1,200,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 426 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata .com.au

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