

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

17 Wornack Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,691,000

Property Type

House

Suburb

Carnegie

Period - From

01/07/2024

to

30/06/2025

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	5/8 Wornack Rd CARNEGIE 3163	\$960,000	14/06/2025
2	1/5 Wornack Rd CARNEGIE 3163	\$937,000	05/04/2025
3	32 Innellan Rd MURRUMBEENA 3163	\$1,015,000	04/03/2025

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:

28/07/2025 10:03

Myron Ching
9573 6100
0431 262 955

myronching@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2025: \$1,691,000



2 1 1

Property Type: Unit

Comparable Properties



5/8 Woornack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$960,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)
Land Size: 201 sqm approx



1/5 Woornack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$937,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Land Size: 262 sqm approx



32 Innellan Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$1,015,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 286 sqm approx