

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 Wornack Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	25 Railway Rd CARNEGIE 3163	\$1,735,000	29/11/2025
2	56 Willesden Rd HUGHESDALE 3166	\$1,652,000	16/10/2025
3	18 Miller St CARNEGIE 3163	\$1,727,000	07/09/2025

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:

17/02/2026 11:54

Kosta Mesaritis
9593 4500
0412 117 529

kostamesaritis@jelliscraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$1,735,000



 4  3  4

Property Type: House

Comparable Properties



25 Railway Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,735,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)



56 Willesden Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,652,000

Method: Private Sale

Date: 16/10/2025

Property Type: House

Land Size: 696 sqm approx



18 Miller St CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,727,000

Method: Sold After Auction

Date: 07/09/2025

Property Type: House

Land Size: 570 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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