

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

113 LAVENDER FARM ROAD WOODEND VIC 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,400,000

&

\$2,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Woodend

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1275 MOUNT MACEDON ROAD HESKET VIC 3442	\$2,650,000	26-Nov-25
26 DEVONSHIRE LANE MOUNT MACEDON VIC 3441	\$3,000,000	17-Jun-25
40 KOALA DRIVE NEWHAM VIC 3442	\$2,460,000	24-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 April 2026

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1275 MOUNT MACEDON ROAD
HESKET VIC 3442

3 3 2

Sold Price ^{RS} \$2,650,000 Sold Date 26-Nov-25

Distance 1.5km



26 DEVONSHIRE LANE MOUNT
MACEDON VIC 3441

4 3 2

Sold Price \$3,000,000 Sold Date 17-Jun-25

Distance 3.78km



40 KOALA DRIVE NEWHAM VIC
3442

5 4 4

Sold Price \$2,460,000 Sold Date 24-Oct-25

Distance 3.9km

RS = Recent sale UN = Undisclosed Sale

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