

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 or
locality and postcode

24 Manifold Road, Woodend Vic 3442

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$1,048,000 Property Type House Suburb Woodend

Period - From 05/08/2025 to 04/08/2026 Source Property Data

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
1	4 Fern Ct WOODEND 3442	\$750,000	06/07/2026
2	26 Stuart Dr WOODEND 3442	\$715,000	20/01/2026
3	20 Stuart Dr WOODEND 3442	\$705,000	15/01/2026

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:

05/08/2026 13:44



 3  1  2

Rooms: 4

Property Type: House

Land Size: 822 sqm approx

Agent Comments

Comparable Properties



4 Fern Ct WOODEND 3442 (REI)

Agent Comments

 3  2  2

Price: \$750,000

Method: Private Sale

Date: 06/07/2026

Property Type: House

Land Size: 974 sqm approx



26 Stuart Dr WOODEND 3442 (REI/VG)

Agent Comments

 3  1  2

Price: \$715,000

Method: Private Sale

Date: 20/01/2026

Property Type: House

Land Size: 786 sqm approx



20 Stuart Dr WOODEND 3442 (REI/VG)

Agent Comments

 3  1  1

Price: \$705,000

Method: Private Sale

Date: 15/01/2026

Property Type: House

Land Size: 790 sqm approx