

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

36 Walkers Road, Woodend Vic 3442

Indicative selling price

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

Range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$1,040,000

Property Type

House

Suburb

Woodend

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	9 Timber La WOODEND 3442	\$2,100,000	15/07/2025
2	2/26 Goldies La WOODEND 3442	\$2,200,000	12/06/2025
3	46 High St WOODEND 3442	\$1,900,000	25/02/2025

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:

10/04/2026 11:48

Leanne Pearman

03 5427 2800

0400 947 799

leannepearman@jelliscraig.com.au

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending March 2026: \$1,040,000



 4  2  2

Rooms: 10

Property Type: House

Land Size: 5387 sqm approx

Agent Comments

Comparable Properties



9 Timber La WOODEND 3442 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,100,000

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size: 2200 sqm approx



2/26 Goldies La WOODEND 3442 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,200,000

Method: Private Sale

Date: 12/06/2025

Property Type: House

Land Size: 4508 sqm approx



46 High St WOODEND 3442 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,900,000

Method: Private Sale

Date: 25/02/2025

Property Type: House

Land Size: 3290 sqm approx

Account - Jellis Craig | P: 0354272800 | F: 0354272811