

# 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

40 Washington Lane, Woodend Vic 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$820,000

&

\$870,000

### Median sale price

Median price

\$955,000

Property Type

House

Suburb

Woodend

Period - From

01/04/2024

to

31/03/2025

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	2 Kathryn Cr WOODEND 3442	\$835,000	29/04/2025
2	22 Stuart Dr WOODEND 3442	\$825,000	25/03/2025
3	2 Peter Godden Dr WOODEND 3442	\$810,000	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:

27/05/2025 10:40

40 Washington Lane, Woodend Vic 3442

**Jellis  
Craig**

Leanne Pearman

03 5427 2800

0400 947 799

leannepearman@jellisrcraig.com.au

**Indicative Selling Price**

\$820,000 - \$870,000

**Median House Price**

Year ending March 2025: \$955,000



 4  2  2

**Rooms:** 7

**Property Type:** House

**Land Size:** 793 sqm approx

Agent Comments

## Comparable Properties



**2 Kathryn Cr WOODEND 3442 (REI)**

Agent Comments

 3  2  2

**Price:** \$835,000

**Method:** Private Sale

**Date:** 29/04/2025

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 790 sqm approx



**22 Stuart Dr WOODEND 3442 (REI)**

Agent Comments

 4  2  2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 25/03/2025

**Property Type:** House

**Land Size:** 791 sqm approx



**2 Peter Godden Dr WOODEND 3442 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 25/02/2025

**Property Type:** House

**Land Size:** 812 sqm approx

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



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