

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

56 Washington Lane, Woodend Vic 3442

Indicative selling price

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

Range between \$780,000 & \$820,000

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 Templeton St WOODEND 3442	\$880,000	13/04/2026
2	4 Hendley St WOODEND 3442	\$770,000	26/02/2026
3	1 Hendley St WOODEND 3442	\$860,000	08/08/2025

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:

16/04/2026 16:02

Leanne Pearman

03 5427 2800

0400 947 799

leannepearman@jelliscraig.com.au

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

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



 3  2  2

Rooms: 7

Property Type: House

Land Size: 791 sqm approx

Agent Comments

Comparable Properties



9 Templeton St WOODEND 3442 (REI)

Agent Comments

 3  1  2

Price: \$880,000

Method: Private Sale

Date: 13/04/2026

Property Type: House

Land Size: 736 sqm approx



4 Hendley St WOODEND 3442 (REI)

Agent Comments

 3  2  2

Price: \$770,000

Method: Private Sale

Date: 26/02/2026

Property Type: House

Land Size: 964 sqm approx



1 Hendley St WOODEND 3442 (REI/VG)

Agent Comments

 4  2  2

Price: \$860,000

Method: Private Sale

Date: 08/08/2025

Property Type: House

Land Size: 952 sqm approx

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