

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

6/43 High Street, Woodend Vic 3442

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

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 eighteen 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	21a Brooke St WOODEND 3442	\$1,200,000	08/04/2025
2	17 Brewster St WOODEND 3442	\$1,130,000	02/04/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

22/05/2025 12:54



3 2 2

Rooms: 7

Property Type: House

Land Size: 380 sqm approx

Agent Comments

Comparable Properties



21a Brooke St WOODEND 3442 (REI)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Private Sale

Date: 08/04/2025

Property Type: House

Land Size: 494 sqm approx



17 Brewster St WOODEND 3442 (REI/VG)

Agent Comments

2 1 1

Price: \$1,130,000

Method: Private Sale

Date: 02/04/2025

Property Type: House

Land Size: 349 sqm approx

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 eighteen months.