

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

8 Noonan Grove, Woodend Vic 3442

Indicative selling price

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

Range between \$775,000 & \$815,000

Median sale price

Median price \$1,030,000 Property Type House Suburb Woodend

Period - From 01/07/2025 to 30/06/2026 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	56 Washington La WOODEND 3442	\$810,000	14/05/2026
2	15 Anne Rd WOODEND 3442	\$755,000	24/04/2026
3	4 Hendley St WOODEND 3442	\$770,000	26/02/2026

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:

03/08/2026 11:10



 3  2  1

Rooms: 6

Property Type: House

Land Size: 740 sqm approx

Agent Comments

Comparable Properties



56 Washington La WOODEND 3442 (REI/VG)

Agent Comments

 3  2  2

Price: \$810,000

Method: Private Sale

Date: 14/05/2026

Property Type: House

Land Size: 791 sqm approx



15 Anne Rd WOODEND 3442 (REI/VG)

Agent Comments

 3  2  1

Price: \$755,000

Method: Private Sale

Date: 24/04/2026

Property Type: House

Land Size: 791 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