

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 Tennyson Street, Woodend Vic 3442

Indicative selling price

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

Range between \$1,280,000

&

\$1,330,000

Median sale price

Median price \$1,030,000

Property Type House

Suburb Woodend

Period - From 01/01/2025

to

31/12/2025

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	8 Ballymoyer Mews WOODEND 3442	\$1,352,000	03/10/2025
2	6 Tennyson St WOODEND 3442	\$1,300,000	29/09/2025
3	4 Nutfield CI WOODEND 3442	\$1,350,000	21/05/2025

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:

30/03/2026 13:57

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Indicative Selling Price

\$1,280,000 - \$1,330,000

Median House Price

Year ending December 2025: \$1,030,000



 4  2  2

Rooms: 9

Property Type: House

Land Size: 2000 sqm approx

Agent Comments

Comparable Properties



8 Ballymoyer Mews WOODEND 3442 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,352,000

Method: Private Sale

Date: 03/10/2025

Property Type: House (Res)

Land Size: 2135 sqm approx



6 Tennyson St WOODEND 3442 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 29/09/2025

Property Type: House

Land Size: 2023 sqm approx



4 Nutfield Ct WOODEND 3442 (REI)

Agent Comments

 5  2  2

Price: \$1,350,000

Method: Private Sale

Date: 21/05/2025

Rooms: 9

Property Type: House (Res)

Land Size: 1522 sqm approx

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