

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 18 Beaumont Place, Woodend

Indicative selling price

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

Single price or range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$920,000

Property type House

Suburb Woodend

Period - From September 2024

to

August 2025

Source Realestate.com.au

Comparable property sales

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
16 Beaumont Place, Woodend	\$1,020,000	26/06/2025
8 Sproule Place, Woodend	\$1,125,000	30/05/2025
10 Sproule Place, Woodend	\$1,020,000	30/04/2025

This Statement of Information was prepared on: 24th September 2025