

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

50 East Street, Woodend

Indicative selling price

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

or range between

\$680,000

&

\$720,000

Median sale price

Median price

\$1,077,000

Property type

House

Suburb

Woodend

Period - From

August 2025

to

July 2026

Source

Realestate.com

Comparable property sales

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

1925 Mount Macedon Road, Woodend	\$650,000	1 June 2026
22 Davy Street, Woodend	\$710,000	21 March 2026
4 Duffy Street, Woodend	\$623,000	1 March 2026

This Statement of Information was prepared on:

28th August 2026