

3/6 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 Tennyson Street, Woodend, 3442

Indicative selling price

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

or range between \$1,275,000 & \$1,350,000

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
10 Scotia Place, Woodend	\$1,400,000	4/08/2025
4 Nutfield Close, Woodend	\$1,350,000	21/05/2025
18 Carlisle Street, Woodend	\$1,150,000	3/03/2025

This Statement of Information was prepared on: 3rd September 2025