

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

164 Carlsruhe-Central Road, Woodend, 3442

Indicative selling price

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

or range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$916,250

Property type

House

Suburb

Woodend

Period - From

October
2024

to

September
2025

Source

Realestate.com.au

Comparable property sales

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:

15th October 2025