

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

5 Sproule Street, Woodend 3442

Indicative selling price

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

or range between \$1,755,000 & \$1,950,000

Median sale price

Median price

\$916,250

Property type

House

Suburb

Woodend

Period - From

October
2024

to

September
2025

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

7 Lilley Court, Woodend	\$1,770,000	4 April 2024
9 Timber Lane, Woodend	\$2,100,000	10 July 2025
163 High Street, Woodend	\$1,960,000	3 March 2025
2 Templeton Street, Woodend	\$2,090,000	25 March 2025

This Statement of Information was prepared on: 23 October 2025