

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
18 Goldies Lane, Woodend, 3442

Indicative selling price

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

[redacted] or range between \$1,275,000 & \$1,320,000

Median sale price

| | | | | | |
|---------------|--------------|---------------|---------------|--------|-------------------|
| Median price | \$1,080,000 | Property type | House | Suburb | Woodend |
| Period - From | January 2025 | to | December 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: 22nd January 2026