

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

4 Adam Close, Woodend 3442

Indicative selling price

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

\$972,000

or range between

&

Median sale price

Median price

\$1,077,500

Property type

House

Suburb

Woodend

Period - From

February
2025

to

January
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

| | | |
|----------------------------|-------------|------------------|
| 18 Beaumont Place, Woodend | \$1,080,000 | 11 February 2026 |
| 4 Long Court, Woodend | \$1,140,000 | 4 December 2025 |
| 3 Manifold Road, Woodend | \$1,150,000 | 31 October 2025 |

This Statement of Information was prepared on: 26th February 2026