

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 59 Woodvale Crescent, Lancefield

Indicative selling price

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

Single price or range between \$1,390,000 & \$1,490,000

Median sale price

Median price \$720,000

Property type House

Suburb Lancefield

Period - From June 2024

to

May 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
101 Woodvale Crescent, Lancefield	\$1,300,000	04/11//2024
83 Woodvale Crescent, Lancefield	\$1,140,000	02/04/2025
3422 Melbourne Lancefield Road, Lancefield	\$1,425,000	30/01/2025

This Statement of Information was prepared on: 20 June 2025