

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

40 Washington Lane, Woodend Vic 3442

Indicative selling price

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

Range between \$790,000

&

\$840,000

Median sale price

Median price \$955,000

Property Type House

Suburb Woodend

Period - From 01/04/2024

to

31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
1	2 Kathryn Cr WOODEND 3442	\$835,000	29/04/2025
2	22 Stuart Dr WOODEND 3442	\$825,000	25/03/2025
3	2 Peter Godden Dr WOODEND 3442	\$810,000	25/02/2025

OR

~~**B*** 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:

26/06/2025 09:42

40 Washington Lane, Woodend Vic 3442

**Jellis
Craig**

Leanne Pearman

03 5427 2800

0400 947 799

leannepearman@jellisrcraig.com.au

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

Year ending March 2025: \$955,000



4 2 2

Rooms: 7

Property Type: House

Land Size: 793 sqm approx

Agent Comments

Comparable Properties



2 Kathryn Cr WOODEND 3442 (REI/VG)

Agent Comments

3 2 2

Price: \$835,000

Method: Private Sale

Date: 29/04/2025

Rooms: 8

Property Type: House (Res)

Land Size: 790 sqm approx



22 Stuart Dr WOODEND 3442 (REI/VG)

Agent Comments

4 2 2

Price: \$825,000

Method: Private Sale

Date: 25/03/2025

Property Type: House

Land Size: 791 sqm approx



2 Peter Godden Dr WOODEND 3442 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 25/02/2025

Property Type: House

Land Size: 812 sqm approx

Account - Jellis Craig | P: 0354272800 | F: 0354272811



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.