

# 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

12 Beves Lane, Woodend Vic 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$895,000 & \$950,000

### 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	14 Forest St WOODEND 3442	\$1,000,000	29/03/2025
2	23 Noonan Gr WOODEND 3442	\$860,000	26/06/2024
3	11 Timber La WOODEND 3442	\$860,000	10/04/2024

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:

27/06/2025 14:38

12 Beves Lane, Woodend Vic 3442

**Jellis  
Craig**

Leanne Pearman

03 5427 2800

0400 947 799

leannepearman@jellisrcraig.com.au

**Indicative Selling Price**

\$895,000 - \$950,000

**Median House Price**

Year ending March 2025: \$955,000



 3  1  2

**Rooms:** 8

**Property Type:** House

**Land Size:** 2025 sqm approx

Agent Comments

## Comparable Properties



**14 Forest St WOODEND 3442 (REI/VG)**

Agent Comments

 4  1  2

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 1029 sqm approx



**23 Noonan Gr WOODEND 3442 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 26/06/2024

**Property Type:** House (Res)

**Land Size:** 2000 sqm approx



**11 Timber La WOODEND 3442 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 10/04/2024

**Property Type:** House

**Land Size:** 2885 sqm approx

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



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