Statement of Information

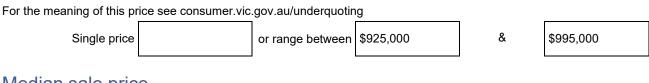
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 20 Beaumont Place, Woodend

Indicative selling price



Median sale price

Median price	\$920,000		Property typ	be House	House		Lancefield
Period - From	July 2024	to	June 2025	Source	Realestate.c	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
16 Beaumont Place, Woodend	\$1,020,000	26/06/2025
8 Sproule Place, Woodend	\$1,125,000	30/05/2025
10 Sproule Place, Woodend	\$1,020,000	30/04/2025

This Statement of Information was prepared on: 16th July 2025