

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

1 Hendley Street, Woodend Vic 3442

Indicative selling price

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

Range between

\$870,000

&

\$930,000

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 | 40 Forest St WOODEND 3442 | \$960,000 | 25/10/2024 |
| 3 | 9 Pyke St WOODEND 3442 | \$905,000 | 16/05/2024 |

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:

17/06/2025 11:45

1 Hendley Street, Woodend Vic 3442

**Jellis
Craig**

Leanne Pearman

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Indicative Selling Price

\$870,000 - \$930,000

Median House Price

Year ending March 2025: \$955,000



 4  2  2

Rooms: 10

Property Type: House

Land Size: 952 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



40 Forest St WOODEND 3442 (REI/VG)

Agent Comments

 3  1  -

Price: \$960,000

Method: Private Sale

Date: 25/10/2024

Property Type: House

Land Size: 595 sqm approx



9 Pyke St WOODEND 3442 (REI/VG)

Agent Comments

 4  3  2

Price: \$905,000

Method: Private Sale

Date: 16/05/2024

Property Type: House (Res)

Land Size: 1027 sqm approx

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



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