

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

13/10/2026

Property offered for sale

Address
Including suburb and postcode

4 Reidwell Drive, Woodend Vic 3442

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
BV	4	2	2	N/A	885

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$1,250,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$1,185,000

Property type

House

Suburb

Woodend

Period: from

06/10/2025

to

01/10/2026

Source

realestate.com

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	31b Corinella Rd WOODEND 3442				
Sale price	\$1,077,000	Date of sale	05/05/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	709

Comparable property 2

Address		31c Corinella Rd WOODEND 3442			
Sale price		\$1,065,000	Date of sale		11/02/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	722

Comparable property 3

Address	9 Arthur Ct WOODEND 3442				
Sale price	\$1,175,000	Date of sale	28/11/2025		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	721

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=80889d28cf1479184f0dcf944093d8e4>



4 2 2

Property Type: House (Res)

Land Size: 885 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000

Median House Price *

06/10/2025 - 01/10/2026: \$1,185,000

* Agent calculated median

Comparable Properties



31b Corinella Rd WOODEND 3442 (REI)

Agent Comments

4 2 2

Price: \$1,077,000

Method: Private Sale

Date: 05/05/2026

Rooms: 6

Property Type: House (Res)

Land Size: 709 sqm approx



31c Corinella Rd WOODEND 3442 (REI)

Agent Comments

4 2 2

Price: \$1,065,000

Method: Private Sale

Date: 11/02/2026

Rooms: 7

Property Type: House (Res)

Land Size: 722 sqm approx



9 Arthur Ct WOODEND 3442 (REI)

Agent Comments

4 2 2

Price: \$1,175,000

Method: Private Sale

Date: 28/11/2025

Property Type: House (Res)

Land Size: 721 sqm approx

Account - Keatings Woodend | P: 03 5427 2999 | F: 03 5427 1611