

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

9B Ashbourne Road, Woodend

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between \$700,000

&

\$770,000

Median sale price

Median price

\$920,000

Property type

House

Suburb

Woodend

Period - From

08/08/2024

to

08/08/2025

Source

CORELOGIC

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. 6 Mountain View Avenue, Woodend	\$795,000	09/04/2025
2. 13 Old Lancefield Road, Woodend	\$710,000	31/03/2025
3. 21 Morris Road, Woodend	\$780,000	16/02/2025

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: 08/08/2025