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	107 Clarkes Lane, Woodend North, Victoria 3442

Indicative selling price

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

	or range between	$2,950,000	&	$3,200,000

Median sale price

Median price	$920,000	Property type	House	Suburb	Woodend
Period - From	June 2024	to	May 2025	Source	Realestate.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
1. 102 Donovans Road, Woodend	$3,100,000	19/04/2024
2. 22 Tweddle Lane, Woodend	$2,460,000	06/05/2025
3. 121 Walkers Rod, Woodend	$2,185,000	11/04/2025

This Statement of Information was prepared on: 18 June 2025