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	66 Strathclyde Crescent, Woodend

Indicative selling price

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

Single price	$770,000	or range between		&

Median sale price

Median price	$920,000	Property type	House	Suburb	Woodend
Period - From	August 2024	to	July 2025	Source	Realestate.com.au

Comparable property sales

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: 25th August 2025