3/6 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	18 Beaumont Place, Woodend, 3442

Indicative selling price

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

Single price		or range between	$1,095,000	&	$1,195,000

Median sale price

Median price	$920,000	Property type	House	Suburb	Woodend
Period - From	November 2024	to	October 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
16 Beaumont Place, Woodend	$1,020,000	26/06/2025
8 Sproule Place, Woodend	$1,125,000	30/05/2025
10 Sproule Place, Woodend	$1,020,000	30/04/2025

This Statement of Information was prepared on: 3rd November 2025