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<br>Including suburb and postcode | 113 LAVENDER FARM ROAD WOODEND VIC 3442 |

## 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 | $2,200,000 | & | $2,400,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $940,000 | Property type | House | Suburb | Woodend |
| Period-from | 01 Jun 2025 | to | 31 May 2026 | Source | Cotality |

## 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 |
|---|---|---|
| 554 ROMSEY ROAD WOODEND VIC 3442 | $2,230,000 | 13-Mar-26 |
| 1275 MOUNT MACEDON ROAD HESKET VIC 3442 | $2,650,000 | 20-Nov-25 |
| 40 KOALA DRIVE NEWHAM VIC 3442 | $2,460,000 | 24-Oct-25 |

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: 24 June 2026

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**554 ROMSEY ROAD WOODEND VIC 3442**

5 2 2

Sold Price **$2,230,000** Sold Date **13-Mar-26**

Distance **1.08km**



**1275 MOUNT MACEDON ROAD HESKET VIC 3442**

3 3 2

Sold Price **$2,650,000** Sold Date **20-Nov-25**

Distance **1.5km**



**40 KOALA DRIVE NEWHAM VIC 3442**

5 4 4

Sold Price **$2,460,000** Sold Date **24-Oct-25**

Distance **3.9km**

**RS** = Recent sale **UN** = Undisclosed Sale

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