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	2 Templeton Street, Woodend Vic 3442

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $925,000 Property Type House Suburb Woodend

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 eighteen 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	163 High St WOODEND 3442	$1,960,000	07/03/2025
2	15 Reidwell Dr WOODEND 3442	$1,875,000	06/03/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 11/03/2025 11:24

2 Templeton Street, Woodend Vic 3442

Tom May
03 5427 2800
0413 996 185
tommay@jelliscraig.com.au



3 2 2

Rooms: 8
Property Type: House
Land Size: 1293 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
Year ending December 2024: $925,000

Comparable Properties



163 High St WOODEND 3442 (REI)

4 3 2

Price: $1,960,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 1508 sqm approx

Agent Comments



15 Reidwell Dr WOODEND 3442 (REI/VG)

4 2 4

Price: $1,875,000
Method: Private Sale
Date: 06/03/2024
Rooms: 8
Property Type: House (Res)
Land Size: 1344 sqm approx

Agent Comments

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 eighteen months.

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