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 and postcode	15 ROXANNE COURT 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	$1,225,000	&	$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$860,000	Property type	House	Suburb	Woodend
Period-from	01 Oct 2024	to	30 Sep 2025	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
8 HEFFERNAN COURT WOODEND VIC 3442	$1,255,000	01-May-24
65D OLD LANCEFIELD ROAD WOODEND VIC 3442	$1,170,000	02-Oct-25
9 ARTHUR COURT WOODEND VIC 3442	$1,150,000	25-Feb-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: 22 October 2025

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8 HEFFERNAN COURT WOODEND VIC 3442

1 3 3

Sold Price **$1,255,000** Sold Date **01-May-24**

Distance **0.27km**



65D OLD LANCEFIELD ROAD WOODEND VIC 3442

4 2 2

Sold Price RS **$1,170,000** UN Sold Date **02-Oct-25**

Distance **2.85km**



9 ARTHUR COURT WOODEND VIC 3442

4 2 2

Sold Price **$1,150,000** Sold Date **25-Feb-25**

Distance **0.28km**

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

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