Statement of Information

Single residential property located outside the Melbourne metropolitan area

				Sectio	n 4/AF	or th	e Estate Aç	jents Act 1980	
Prop	erty offered for	sale							
	Address notluding suburb or ality and postcode	116 Whit	telodge Road, W	Voodend Vic 34	42				
Indic	cative selling price	се							
For th	ne meaning of this p	orice see o	consumer.vic.go	ov.au/underquo	ting				
	Single price \$2,20	0,000							
Med	ian sale price*								
Me	edian price		Property Type		Sı	uburb	Woodend		
Per	iod - From	1	to	Sc	ource				
Com	parable property	y sales (*	*Delete A or B	B below as ap	plicable	∍)			
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.									
Add	lress of comparab	le proper	rty			Pı	rice	Date of sale	
1	2/26 Goldies La WOODEND 3442						2,200,000	12/06/2025	
2	22 Tweddle La WOODEND 3442						2,460,000	06/05/2025	
3	121 Walkers Rd WOODEND 3442						2,185,000	11/04/2025	
OR									
₽*	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:					:	14/10/2025 12:32		



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Indicative Selling Price \$2,200,000 No median price available

Comparable Properties



2/26 Goldies La WOODEND 3442 (REI)

Price: \$2,200,000

Method: Private Sale Date: 12/06/2025 Property Type: House

Land Size: 4508 sqm approx

Agent Comments



22 Tweddle La WOODEND 3442 (REI)



Agent Comments

Price: \$2,460,000 Method: Private Sale Date: 06/05/2025

Rooms: 7

Property Type: House (Res) Land Size: 26102.25 sqm approx

121 Walkers Rd WOODEND 3442 (REI)

Price: \$2,185,000 Method: Private Sale Date: 11/04/2025 Property Type: House

Land Size: 72843.48 sqm approx

Agent Comments



Account - Keatings Woodend | P: 03 5427 2999 | F: 03 5427 1611





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