

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 MANIFOLD 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Woodend

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

19 BARBARA STREET WOODEND VIC 3442	\$678,000	19-Apr-24
11 BARBARA STREET WOODEND VIC 3442	\$740,000	02-May-24
20 RODNEY DRIVE WOODEND VIC 3442	\$680,000	02-Oct-24

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: 04 June 2025



19 BARBARA STREET WOODEND VIC 3442

3 2 2

Sold Price

\$678,000

Sold Date

19-Apr-24

Distance

0.11km



11 BARBARA STREET WOODEND VIC 3442

3 1 2

Sold Price

\$740,000

Sold Date

02-May-24

Distance

0.19km



20 RODNEY DRIVE WOODEND VIC 3442

3 1 2

Sold Price

\$680,000

Sold Date

02-Oct-24

Distance

1.43km



11 RUSSELL AVENUE WOODEND VIC 3442

3 1 1

Sold Price

\$640,000

Sold Date

04-Mar-25

Distance

1.45km



8 RUSSELL AVENUE WOODEND VIC 3442

3 2 -

Sold Price

\$691,000

Sold Date

26-Mar-25

Distance

1.5km



6 BUCKLAND STREET WOODEND VIC 3442

2 1 2

Sold Price

\$700,000

Sold Date

16-Jan-24

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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10 NOONAN GROVE WOODEND VIC 3442

3 1 1

Sold Price

\$690,000

Sold Date

16-Sep-24

Distance

2.55km



5 PETER GODDEN DRIVE WOODEND VIC 3442

3 1 2

Sold Price

\$649,700

Sold Date

28-Jun-24

Distance

2.69km



125 QUARRY ROAD WOODEND VIC 3442

3 1 2

Sold Price

^{RS} **\$735,000**

Sold Date

29-Mar-25

Distance

3.06km



9 PETER GODDEN DRIVE WOODEND VIC 3442

3 2 2

Sold Price

\$695,000

Sold Date

24-Apr-24

Distance

2.64km



17 RUSSELL AVENUE WOODEND VIC 3442

3 1 2

Sold Price

\$715,000

Sold Date

17-Jul-24

Distance

1.46km



13 OLD LANCEFIELD ROAD WOODEND VIC 3442

2 1 2

Sold Price

\$710,000

Sold Date

20-Feb-25

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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