

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

164 CARLSRUHE CENTRAL ROAD CARLSRUHE 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

\$2,750,000

&

\$2,950,000

Median sale price

Important advice about the median sale price: 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*.

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
394 TYLDEN-WOODEND ROAD WOODEND VIC 3442	\$2,825,000	14-Nov-23
971 TYLDEN-WOODEND ROAD TYLDEN VIC 3444	\$2,775,000	24-Apr-23
254 FOREST ROAD NEWHAM VIC 3442	\$2,500,000	24-Jun-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: 18 August 2025


**394 TYLDEN-WOODEND ROAD
WOODEND VIC 3442**

 4
  2
  2

Sold Price **\$2,825,000** Sold Date **14-Nov-23**

Distance **5.34km**


**971 TYLDEN-WOODEND ROAD
TYLDEN VIC 3444**

 5
  2
  3

Sold Price **\$2,775,000** Sold Date **24-Apr-23**

Distance **5.69km**


**254 FOREST ROAD NEWHAM VIC
3442**

 3
  2
  4

Sold Price ^{RS} **\$2,500,000** Sold Date **24-Jun-25**

Distance **13.77km**

RS = Recent sale

UN = Undisclosed Sale

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