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

1805 MOUNT MACEDON 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	\$800,000	&	\$850,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$865,000	Prope	erty type	y type House		Suburb	Woodend
Period-from	01 Nov 2024	to	31 Oct 2	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
467 BLACK FOREST DRIVE MACEDON VIC 3440	\$770,000	29-Nov-24
27 CORKS ROAD MACEDON VIC 3440	\$760,000	01-Oct-24
21 ENGLISH STREET MACEDON VIC 3440	\$810,000	14-Jun-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: 10 November 2025





M +61439802323

E julian@daviesgladman.com.au



467 BLACK FOREST DRIVE MACEDON VIC 3440

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Sold Price

\$770,000 Sold Date 29-Nov-24

Distance 6.5km



27 CORKS ROAD MACEDON VIC 3440

Sold Price

\$760,000 Sold Date 01-Oct-24

Distance

6.88km



21 ENGLISH STREET MACEDON VIC Sold Price 3440

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\$810,000 Sold Date **14-Jun-24**

Distance 6.59km



66 BLACKMORE ROAD WOODEND Sold Price VIC 3442

\$775,000 Sold Date 13-May-25

Distance

1.57km



6 CORINELLA ROAD WOODEND VIC 3442

Sold Price

\$835,000 Sold Date 29-May-24

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₾ 1 \$1 Distance 2.26km



117 QUARRY ROAD WOODEND VIC Sold Price 3442

\$755,000 Sold Date 04-Dec-24

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₾ 2

Distance 1.27km

RS = Recent sale

UN = Undisclosed Sale

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