

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

192 Woods Street, Donald Vic 3480

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$355,000

### Median sale price

Median price \$282,000

Property type House

Suburb Donald

Period - From Sept 2024

to

August 2025

Source Realestate.com

### Comparable property sales

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 |
|--------------------------------------|--------------|--------------|
| 1. 16 Allen Street, Donald Vic 3480  | \$255,000.00 | 22/01/2025   |
| 2. 22 Corack Street, Donlad Vic 3480 | \$380,000.00 | 13/01/2025   |
| 3. 23 McCracken Ave Donald Vic 3480  | \$320,000.00 | 12/09/2025   |

This Statement of Information was prepared on: 19/09/2025