

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 THURLES STREET WOODSTOCK VIC 3751

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

\$629,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,000

Property type

House

Suburb

Woodstock

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 two kilometres of the property for sale in the last 6 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

| | | |
|--------------------------------------|-----------|-----------|
| 5 THURLES STREET WOODSTOCK VIC 3751 | \$642,000 | 27-Feb-25 |
| 12 BAWLEY ROAD DONNYBROOK VIC 3064 | \$645,000 | 15-Feb-25 |
| 15 THURLES STREET WOODSTOCK VIC 3751 | \$655,000 | 16-Mar-25 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 23 June 2025



**5 THURLES STREET WOODSTOCK
VIC 3751**

Sold Price

\$642,000

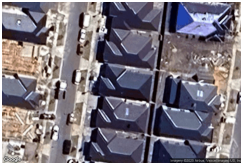
Sold Date

27-Feb-25

 4  3  2

Distance

0.01km



**12 BAWLEY ROAD DONNYBROOK
VIC 3064**

Sold Price

\$645,000

Sold Date

15-Feb-25

 4  2  -

Distance

0.37km



**15 THURLES STREET WOODSTOCK
VIC 3751**

Sold Price

\$655,000

Sold Date

16-Mar-25

 4  2  -

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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