

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

4 FARRANREIGH 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$714,500

Property type

House

Suburb

Woodstock

Period-from

01 May 2024

to

30 Apr 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

45 MONAKEEBA BOULEVARD WOODSTOCK VIC 3751	\$709,000	16-Oct-24
16 BALLINA CRESCENT DONNYBROOK VIC 3064	\$710,000	27-Oct-24
2 JUM WAY DONNYBROOK VIC 3064	\$674,000	10-Oct-24

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: 20 May 2025



**45 MONAKEEBA BOULEVARD
WOODSTOCK VIC 3751**

 4  2  2

Sold Price **\$709,000** Sold Date **16-Oct-24**

Distance **0.05km**



**16 BALLINA CRESCENT
DONNYBROOK VIC 3064**

 4  2  2

Sold Price **\$710,000** Sold Date **27-Oct-24**

Distance **0.39km**



**2 JUM WAY DONNYBROOK VIC
3064**

 4  2  2

Sold Price **\$674,000** Sold Date **10-Oct-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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