

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 or
locality and postcode

10 Dafter Road, Woodend Vic 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,030,000

Property Type

House

Suburb

Woodend

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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
1	105a Mahoneys Rd WOODEND 3442	\$1,297,000	20/11/2025
2	102 Slatey Creek Rd WOODEND 3442	\$1,280,000	20/10/2025
3	8 Halpern Rd WOODEND 3442	\$1,250,000	30/05/2025

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:

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Kerryn Wildenburg
03 5427 2800
0420 473 041

kerrynwildenburg@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending December 2025: \$1,030,000



3 2 2

Rooms: 7

Property Type: House

Land Size: 18869 sqm approx

Agent Comments

Comparable Properties



105a Mahoneys Rd WOODEND 3442 (REI/VG)

Agent Comments

3 2 2

Price: \$1,297,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 15000 sqm approx



102 Slaty Creek Rd WOODEND 3442 (REI/VG)

Agent Comments

4 2 1

Price: \$1,280,000

Method: Private Sale

Date: 20/10/2025

Rooms: 6

Property Type: House (Res)

Land Size: 16300 sqm approx



8 Halpern Rd WOODEND 3442 (REI/VG)

Agent Comments

4 1 2

Price: \$1,250,000

Method: Private Sale

Date: 30/05/2025

Property Type: House

Land Size: 19870.08 sqm approx

Account - Jellis Craig | P: 0354272800 | F: 0354272811