

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 \$1,180,000 & \$1,220,000

Median sale price

Median price \$1,040,000 Property Type House Suburb Woodend

Period - From 01/04/2025 to 31/03/2026 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	102 Slatey Creek Rd WOODEND 3442	\$1,280,000	20/10/2025
2	8 Halpern Rd WOODEND 3442	\$1,250,000	30/05/2025
3	623 Ashbourne Rd ASHBOURNE 3442	\$1,250,000	02/02/2025

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:

25/05/2026 17:54



Rooms: 7
Property Type: House
Land Size: 18900 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,220,000

Median House Price
Year ending March 2026: \$1,040,000

Comparable Properties



102 Slatey Creek Rd WOODEND 3442 (REI/VG)

Agent Comments



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



Price: \$1,250,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 19870.08 sqm approx



623 Ashbourne Rd ASHBOURNE 3442 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 02/02/2025
Property Type: House
Land Size: 80937.20 sqm approx