

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

12 Collier Street, Woodend Vic 3442

Indicative selling price

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

Range between \$880,000 & \$920,000

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	16 Collier St WOODEND 3442	\$800,000	14/10/2025
2	1 Hendley St WOODEND 3442	\$860,000	08/08/2025
3	14 Forest St WOODEND 3442	\$1,000,000	29/03/2025

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:

07/04/2026 12:25

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Rooms: 5
Property Type: House
Land Size: 917 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$880,000 - \$920,000
Median House Price
Year ending December 2025: \$1,030,000

Comparable Properties



16 Collier St WOODEND 3442 (REI/VG)

[Agent Comments](#)



Price: \$800,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 712 sqm approx



1 Hendley St WOODEND 3442 (REI/VG)

[Agent Comments](#)



Price: \$860,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 952 sqm approx



14 Forest St WOODEND 3442 (REI/VG)

[Agent Comments](#)



Price: \$1,000,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 1029 sqm approx

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



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