

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

4 Fern Court, Woodend Vic 3442

Indicative selling price

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

Range between

\$740,000

&

\$790,000

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	26 Stuart Dr WOODEND 3442	\$715,000	20/01/2026
2	20 Stuart Dr WOODEND 3442	\$705,000	15/01/2026
3	30 Morris Rd WOODEND 3442	\$783,000	22/11/2025

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:

19/05/2026 11:07

Leanne Pearman
03 5427 2800
0400 947 799

leannepearman@jellisrcraig.com.au



3 2 2

Rooms: 6
Property Type: House
Land Size: 974 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$740,000 - \$790,000

Median House Price

Year ending March 2026: \$1,040,000

Comparable Properties



26 Stuart Dr WOODEND 3442 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$715,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 786 sqm approx



20 Stuart Dr WOODEND 3442 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$705,000
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 790 sqm approx



30 Morris Rd WOODEND 3442 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$783,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 791 sqm approx

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