

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

170 MONAKEEBA BOULEVARD 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,750

Property type

Other

Suburb

Woodstock

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

7 GLASNEVIN STREET WOODSTOCK VIC 3751	\$360,000	03-Mar-26
12 CABINTEELY ROAD WOODSTOCK VIC 3751	\$360,000	10-Jun-25
17 FARMHILL CIRCUIT WOODSTOCK VIC 3751	\$363,000	17-Oct-25

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: 14 May 2026



**7 GLASNEVIN STREET
WOODSTOCK VIC 3751**

 4  2  -

Sold Price **\$360,000** Sold Date **03-Mar-26**

Distance **0.38km**

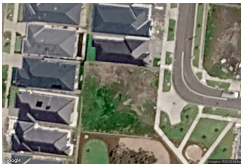


**12 CABINTEELY ROAD
WOODSTOCK VIC 3751**

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Sold Price Sold Date **10-Jun-25**

Distance **0.57km**



**17 FARMHILL CIRCUIT
WOODSTOCK VIC 3751**

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Sold Price **\$363,000** Sold Date **17-Oct-25**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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