

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 and
postcode

183 HARPERS ROAD WOODEND VIC 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,500

Property type

House

Suburb

Woodend

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

19 JASON DRIVE WOODEND VIC 3442	\$2,075,000	18-Oct-25
71 CHAMBERS ROAD ASHBOURNE VIC 3442	\$1,950,000	24-Oct-25
121 WALKERS ROAD WOODEND VIC 3442	\$2,185,000	28-Mar-25

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 September 2026


19 JASON DRIVE WOODEND VIC 3442

Sold Price

\$2,075,000

Sold Date

18-Oct-25


4



2



6

Distance

0.88km

71 CHAMBERS ROAD ASHBOURNE VIC 3442

Sold Price

\$1,950,000

Sold Date

24-Oct-25


4



2



4

Distance

4.63km

121 WALKERS ROAD WOODEND VIC 3442

Sold Price

\$2,185,000

Sold Date

28-Mar-25


4



2



2

Distance

4.75km
RS = Recent sale

UN = Undisclosed Sale

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