

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

1805 MOUNT MACEDON 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Woodend

Period-from

01 Nov 2024

to

31 Oct 2025

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

467 BLACK FOREST DRIVE MACEDON VIC 3440	\$770,000	29-Nov-24
27 CORKS ROAD MACEDON VIC 3440	\$760,000	01-Oct-24
21 ENGLISH STREET MACEDON VIC 3440	\$810,000	14-Jun-24

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: 10 November 2025



**467 BLACK FOREST DRIVE
MACEDON VIC 3440**

2 2 2

Sold Price **\$770,000** Sold Date **29-Nov-24**

Distance **6.5km**



**27 CORKS ROAD MACEDON VIC
3440**

3 1 6

Sold Price **\$760,000** Sold Date **01-Oct-24**

Distance **6.88km**



**21 ENGLISH STREET MACEDON VIC
3440**

4 2 2

Sold Price **\$810,000** Sold Date **14-Jun-24**

Distance **6.59km**



**66 BLACKMORE ROAD WOODEND
VIC 3442**

3 - -

Sold Price **\$775,000** Sold Date **13-May-25**

Distance **1.57km**



**6 CORINELLA ROAD WOODEND
VIC 3442**

3 1 1

Sold Price **\$835,000** Sold Date **29-May-24**

Distance **2.26km**



**117 QUARRY ROAD WOODEND VIC
3442**

3 2 1

Sold Price **\$755,000** Sold Date **04-Dec-24**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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