

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

1/1 TIMBARRA PARKWAY WOLLERT VIC 3750

Indicative selling price

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

Single Price

\$608,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,500

Property type

Unit

Suburb

Wollert

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

5 GROWLING CRESCENT WOLLERT VIC 3750	\$610,000	20-Jun-25
8 ALBION WAY WOLLERT VIC 3750	\$624,000	09-Mar-24

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: 07 July 2025



**5 GROWLING CRESCENT
WOLLERT VIC 3750**

3 2 2

Sold Price ^{RS} **\$610,000** Sold Date **20-Jun-25**

Distance **1.44km**



**8 ALBION WAY WOLLERT VIC
3750**

3 2 2

Sold Price **\$624,000** Sold Date **09-Mar-24**

Distance **2.11km**

RS = Recent sale **UN** = Undisclosed Sale

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