

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

19 BAUME STREET 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

or range
between

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2024

to

30 Sep 2025

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

140 HIGHPARK DRIVE WOLLERT VIC 3750	\$760,000	23-Jul-25
228 EPPING ROAD WOLLERT VIC 3750	\$745,000	05-Sep-25
21 BELLERIVE ROAD WOLLERT VIC 3750	\$770,000	17-May-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: 31 October 2025



140 HIGHPARK DRIVE WOLLERT VIC 3750

Sold Price

\$760,000

Sold Date

23-Jul-25

4

2

2

Distance

0.4km



228 EPPING ROAD WOLLERT VIC 3750

Sold Price

^{RS} **\$745,000**

Sold Date

05-Sep-25

4

2

2

Distance

0.54km



21 BELLERIVE ROAD WOLLERT VIC 3750

Sold Price

\$770,000

Sold Date

17-May-25

4

2

2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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