

## 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

22 RAZORBACK CRESCENT WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 2024

to

30 Nov 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 19 WATERCARTER CRESCENT WOLLERT VIC 3750 | \$637,200 | 18-Oct-25 |
| 5 WOMBARGO CRESCENT WOLLERT VIC 3750     | \$640,000 | 31-Jul-25 |
| 25 WALKHILL DRIVE WOLLERT VIC 3750       | \$645,000 | 06-Sep-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: 19 December 2025


**19 WATERCARTER CRESCENT  
WOLLERT VIC 3750**

 3
  2
  1

Sold Price **\$637,200** Sold Date **18-Oct-25**

Distance **0.56km**


**5 WOMBARGO CRESCENT  
WOLLERT VIC 3750**

 3
  2
  1

Sold Price **\$640,000** Sold Date **31-Jul-25**

Distance **0.66km**


**25 WALKHILL DRIVE WOLLERT  
VIC 3750**

 3
  2
  1

Sold Price **\$645,000** Sold Date **06-Sep-25**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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