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

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Indicative selling price

Period-from

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

Single Price		or rang betwee	5460 000	&	\$500,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$472,000	Property type	Unit	Suburb	Wollert					

12 Aug 2025

Source

Comparable property sales (*Delete A or B below as applicable)

10 Feb 2025

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.

to

Address of comparable property	Price	Date of sale	
12 SKYE WALK WOLLERT VIC 3750	\$520,000	14-Jun-25	
145 THE PARADE WOLLERT VIC 3750	\$508,000	03-Apr-25	
5 NYON WALK WOLLERT VIC 3750	\$480,000	19-Jun-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.

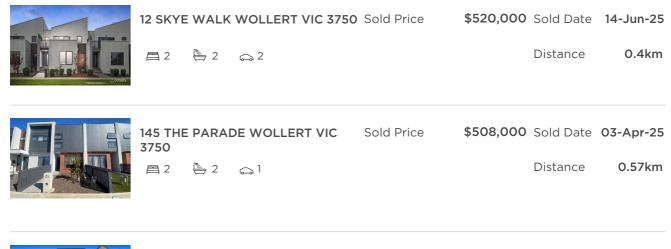
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5 NYON	WALK	WOLLERT VIC 3750	Sold Price	\$480,000	Sold Date	19-Jun-25
昌 2	2	⇔1			Distance	1.52km

RS = Recent sale UN = Undisclosed Sale

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