

## 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

35 BANFORD STREET 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

01 Jan 2025

to

31 Dec 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 WATERSIDE BOULEVARD WOLLERT VIC 3750	785000	10-Dec-25
26 HAYSTACK DRIVE WOLLERT VIC 3750	795000	06-Oct-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: 21 January 2026



**19 WATERSIDE BOULEVARD  
WOLLERT VIC 3750**

4 3 2

Sold Price

<sup>RS</sup> **785000**

Sold Date **10-Dec-25**

Distance **0.98km**



**26 HAYSTACK DRIVE WOLLERT  
VIC 3750**

4 2 2

Sold Price

**795000**

Sold Date **06-Oct-25**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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