

## 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

36 ROZAS AVENUE 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

12 Nov 2025

to

12 May 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

15 GYPSUM DRIVE WOLLERT VIC 3750

\$800,000

17-Dec-24

28 DELTORA ROAD WOLLERT VIC 3750

\$821,000

30-Jan-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: 12 May 2025



**15 GYPSUM DRIVE WOLLERT VIC 3750** Sold Price **\$800,000** Sold Date **17-Dec-24**  
Distance **1.26km**

4 2 2



**28 DELTORA ROAD WOLLERT VIC 3750** Sold Price **\$821,000** Sold Date **30-Jan-25**  
Distance **1.51km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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