

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

5 RANTERRA ROAD 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Wollert

Period-from

01 Sep 2024

to

31 Aug 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

10 AVILA ROAD WOLLERT VIC 3750	\$800,000	21-Aug-25
14 GYPSUM DRIVE WOLLERT VIC 3750	\$800,000	28-Jun-25
52 WOODCREST WAY WOLLERT VIC 3750	\$810,000	11-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.~~

This Statement of Information was prepared on: 14 September 2025


10 AVILA ROAD WOLLERT VIC 3750

 4
  2
  2

Sold Price

^{RS}
\$800,000

Sold Date

21-Aug-25

Distance

0.76km

14 GYPSUM DRIVE WOLLERT VIC 3750

 4
  2
  2

Sold Price

\$800,000

Sold Date

28-Jun-25

Distance

1km

52 WOODCREST WAY WOLLERT VIC 3750

 4
  2
  2

Sold Price

\$810,000

Sold Date

11-Jun-25

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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