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

6 MOSCATO STREET 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	or range between	\$700,000	&	\$730,000
Single Price		\$700,000	&	\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$695,000	Prope	rty type House		Suburb	Wollert	
Period-from	01 Oct 2024	to	30 Sep 2	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
13 BROLO STREET WOLLERT VIC 3750	\$720,000	07-Jun-25
38 PIANO ROAD WOLLERT VIC 3750	\$710,500	10-May-25
6 PIANO ROAD WOLLERT VIC 3750	\$735,000	01-Jun-24

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: 16 October 2025





TGR North Group

Ravindr Kaur

P 130000031

M 0404798625 E ravindr.kaur@tgr.rh.com.au

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13 BROLO STREET WOLLERT VIC Sold Price 3750

\$720,000 Sold Date 07-Jun-25

0.05km Distance



38 PIANO ROAD WOLLERT VIC 3750

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Sold Price

\$710,500 Sold Date 10-May-25

Distance 0.07km



6 PIANO ROAD WOLLERT VIC 3750

Sold Price

\$735,000 Sold Date 01-Jun-24

Distance 0.16km



14 MILAZZO ROAD WOLLERT VIC Sold Price

\$700,000 Sold Date

23-Jul-25

0.28km

Distance

3750 **=** 4 ₾ 2 ⇔ 2



12 STONRISE STREET WOLLERT VIC 3750

Sold Price

\$690,000 Sold Date 13-Aug-24

Distance 0.3km



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\$670,000 Sold Date **12-Jun-24**

7 MUDSTONE STREET WOLLERT VIC 3750

\$ 2

Sold Price

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

= 4

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TGR North Group

Ravindr Kaur

₽ 130000031

M 0404798625

E ravindr.kaur@tgr.rh.com.au



38 GRAPHITE CRESCENT WOLLERT VIC 3750

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Sold Price

\$685,000 Sold Date 22-Mar-25

Distance 0.34km



19 MUMM STREET WOLLERT VIC 3750

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Sold Price

\$725,000 Sold Date 07-Dec-24

Distance 0.39km



32 FOLKLORE DRIVE WOLLERT **VIC 3750**

Sold Price

\$705,000 Sold Date 27-Jul-24

> Distance 0.46km



13 VILLARD ROAD WOLLERT VIC 3750

⇔ 2

Sold Price

\$615,000 Sold Date 13-Nov-24

0.54km Distance



10 ROTIE STREET WOLLERT VIC

Sold Price

\$700,000 Sold Date 07-Dec-24

Distance



3750

₾ 2 \$ 2

0.59km

RS = Recent sale

UN = Undisclosed Sale

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