

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2024

to

30 Sep 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



13 BROLO STREET WOLLERT VIC 3750

Sold Price

\$720,000

Sold Date

07-Jun-25

 4  2  2

Distance

0.05km



38 PIANO ROAD WOLLERT VIC 3750

Sold Price

\$710,500

Sold Date

10-May-25

 4  2  2

Distance

0.07km



6 PIANO ROAD WOLLERT VIC 3750

Sold Price

\$735,000

Sold Date

01-Jun-24

 4  2  2

Distance

0.16km



14 MILAZZO ROAD WOLLERT VIC 3750

Sold Price

\$700,000

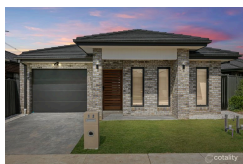
Sold Date

23-Jul-25

 4  2  2

Distance

0.28km



12 STONRISE STREET WOLLERT VIC 3750

Sold Price

\$690,000

Sold Date

13-Aug-24

 4  2  2

Distance

0.3km



7 MUDSTONE STREET WOLLERT VIC 3750

Sold Price

\$670,000

Sold Date

12-Jun-24

 4  2  2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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38 GRAPHITE CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price

\$685,000

Sold Date

22-Mar-25

Distance

0.34km



19 MUMM STREET WOLLERT VIC 3750

4 2 2

Sold Price

\$725,000

Sold Date

07-Dec-24

Distance

0.39km



32 FOLKLORE DRIVE WOLLERT VIC 3750

4 2 2

Sold Price

\$705,000

Sold Date

27-Jul-24

Distance

0.46km



13 VILLARD ROAD WOLLERT VIC 3750

4 2 2

Sold Price

\$615,000

Sold Date

13-Nov-24

Distance

0.54km



10 ROTIE STREET WOLLERT VIC 3750

4 2 2

Sold Price

\$700,000

Sold Date

07-Dec-24

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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