

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 VITELLO CRESCENT 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

\$710,000

&

\$781,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Wollert

Period-from

25 Mar 2025

to

25 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

5 YORK PARADE WOLLERT VIC 3750	\$761,500	04-Jun-25
7 BOGLIS AVENUE WOLLERT VIC 3750	\$780,000	05-Jul-25
24 BERRIMA CRESCENT WOLLERT VIC 3750	\$748,000	31-May-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: 25 September 2025



5 YORK PARADE WOLLERT VIC 3750

 4
  2
  2

Sold Price

\$761,500

Sold Date

04-Jun-25

Distance

1.41km



7 BOGLIS AVENUE WOLLERT VIC 3750

 4
  2
  2

Sold Price

\$780,000

Sold Date

05-Jul-25

Distance

0.99km



24 BERRIMA CRESCENT WOLLERT VIC 3750

 4
  2
  2

Sold Price

\$748,000

Sold Date

31-May-25

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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