

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

61 RAINBOW 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

\$760,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$376,950

Property type

Land

Suburb

Wollert

Period-from

01 Feb 2025

to

31 Jan 2026

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

3 SPECTRUM ROAD WOLLERT VIC 3750	\$765,000	31-Oct-25
19 WATERSIDE BOULEVARD WOLLERT VIC 3750	\$785,000	29-Nov-25
5 WRENMORE AVENUE WOLLERT VIC 3750	\$795,000	22-Sep-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: 26 February 2026


3 SPECTRUM ROAD WOLLERT VIC 3750
 4
  3
  2

Sold Price

\$765,000

Sold Date

31-Oct-25

Distance

0.37km

19 WATERSIDE BOULEVARD WOLLERT VIC 3750
 4
  3
  2

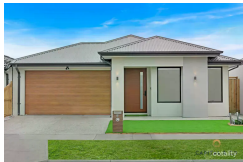
Sold Price

\$785,000

Sold Date

29-Nov-25

Distance

1.35km

5 WRENMORE AVENUE WOLLERT VIC 3750
 4
  3
  2

Sold Price

\$795,000

Sold Date

22-Sep-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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