

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

8 BROAD WAY 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

\$945,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 Aug 2024

to

31 Jul 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

7 TREETON DRIVE WOLLERT VIC 3750	\$950,000	26-Jun-25
55 VOYAGER DRIVE WOLLERT VIC 3750	\$975,000	21-Jun-25
30 AUGUSTA DRIVE WOLLERT VIC 3750	\$1,035,000	11-Jul-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 August 2025

Ashlee Jade

M 0434109591

E ajade@barryplant.com.au



7 TREETON DRIVE WOLLERT VIC 3750

Sold Price

^{RS}

\$950,000

Sold Date

26-Jun-25

 4

 2

 2

Distance

0.26km



55 VOYAGER DRIVE WOLLERT VIC 3750

Sold Price

\$975,000

Sold Date

21-Jun-25

 4

 2

 2

Distance

0.65km



30 AUGUSTA DRIVE WOLLERT VIC 3750

Sold Price

^{RS}

\$1,035,000

Sold Date

11-Jul-25

 4

 2

 2

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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