

## 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

96 FULHAM WAY WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,030,000

&

\$1,133,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Wollert

Period-from

01 Sep 2024

to

31 Aug 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

|                                |             |           |
|--------------------------------|-------------|-----------|
| 8 WAKELYN WAY WOLLERT VIC 3750 | \$1,030,000 | 18-Mar-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: 18 September 2025



**8 WAKELYN WAY WOLLERT VIC  
3750**

 5  -  -

Sold Price

**\$1,030,000**

Sold Date

**18-Mar-25**

Distance

**0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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