

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

47 GOLDRIDGE DRIVE 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Other

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 WERRAKATA AVENUE WOLLERT VIC 3750	\$525,000	18-Jun-25
21 TURNTABLE ROAD WOLLERT VIC 3750	\$499,080	26-Mar-24
9 WERRAKATA AVENUE WOLLERT VIC 3750	\$465,900	26-Jun-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: 22 September 2025



8 WERRAKATA AVENUE WOLLERT Sold Price **\$525,000** Sold Date **18-Jun-25**
VIC 3750

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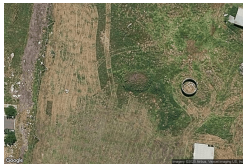
Distance **2.18km**



21 TURNTABLE ROAD WOLLERT Sold Price **\$499,080** Sold Date **26-Mar-24**
VIC 3750

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Distance **3.05km**



9 WERRAKATA AVENUE WOLLERT Sold Price **\$465,900** Sold Date **26-Jun-25**
VIC 3750

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Distance **2.16km**

RS = Recent sale

UN = Undisclosed Sale

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