

## 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

27 BUTTERNUT STREET 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

\$738,550

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 2024

to

30 Nov 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 PANAMA STREET WOLLERT VIC 3750	\$781,000	17-Aug-24
3 ANDALASIA STREET WOLLERT VIC 3750	\$830,000	25-Mar-25
13 LANDOVER ROAD WOLLERT VIC 3750	\$902,500	07-Dec-24

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 December 2025


**8 PANAMA STREET WOLLERT VIC 3750**

Sold Price

**\$781,000**

 Sold Date **17-Aug-24**
 4  2  2

 Distance **0.37km**

**3 ANDALASIA STREET WOLLERT VIC 3750**

Sold Price

**\$830,000**

 Sold Date **25-Mar-25**
 4  3  2

 Distance **0.27km**

**13 LANDOVER ROAD WOLLERT VIC 3750**

Sold Price

**\$902,500**

 Sold Date **07-Dec-24**
 4  3  2

 Distance **0.28km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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