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	12 MERRYVALE 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	$1,152,400	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$702,000	Property type	House	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
11 VARANASI DRIVE WOLLERT VIC 3750	$1,210,000	12-Jan-26
13 LAKERIDGE DRIVE WOLLERT VIC 3750	$1,630,000	01-Sep-25
23 LAKERIDGE DRIVE WOLLERT VIC 3750	$1,640,000	07-Sep-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: 09 February 2026

OXBRIDGE
ACHIEVING EXCELLENCE
Sundaresan Sengundar
M 0433455689
E Sundar@loanwish.com.au

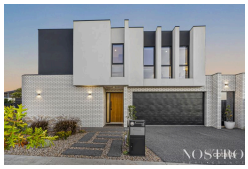


11 VARANASI DRIVE WOLLERT VIC 3750

5 3 2

Sold Price RS $1,210,000 Sold Date 12-Jan-26

Distance 0.42km



13 LAKERIDGE DRIVE WOLLERT VIC 3750

4 4 4

Sold Price $1,630,000 Sold Date 01-Sep-25

Distance 0.17km



23 LAKERIDGE DRIVE WOLLERT VIC 3750

5 3 2

Sold Price $1,640,000 Sold Date 07-Sep-24

Distance 0.23km

RS = Recent sale **UN** = Undisclosed Sale

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