

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

3 COBDEN CRESCENT 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

\$640,000

&

\$680,000

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

8 MARKHAM STREET WOLLERT VIC 3750	\$725,000	15-Mar-25
12 WOODSON DRIVE WOLLERT VIC 3750	\$695,000	15-Mar-25
20 LEANDON AVENUE WOLLERT VIC 3750	\$640,000	31-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.~~

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**8 MARKHAM STREET WOLLERT
VIC 3750**

 4  2  2

Sold Price **\$725,000** Sold Date **15-Mar-25**

Distance **0.13km**



**12 WOODSON DRIVE WOLLERT
VIC 3750**

 4  2  2

Sold Price **\$695,000** Sold Date **15-Mar-25**

Distance **0.5km**



**20 LEANDON AVENUE WOLLERT
VIC 3750**

 4  2  2

Sold Price **\$640,000** Sold Date **31-Mar-25**

Distance **0.47km**

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

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