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	8 BROAD WAY 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	$945,000	&	$995,000

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
7 TREETON DRIVE WOLLERT VIC 3750	$950,000	26-Jun-25
55 VOYAGER DRIVE WOLLERT VIC 3750	$975,000	21-Jun-25
30 AUGUSTA DRIVE WOLLERT VIC 3750	$1,035,000	11-Jul-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: 26 August 2025

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7 TREETON DRIVE WOLLERT VIC 3750

4 2 2

Sold Price RS **$950,000** Sold Date **26-Jun-25**

Distance **0.26km**

55 VOYAGER DRIVE WOLLERT VIC 3750

4 2 2

Sold Price **$975,000** Sold Date **21-Jun-25**

Distance **0.65km**

30 AUGUSTA DRIVE WOLLERT VIC 3750

4 2 2

Sold Price RS **$1,035,000** Sold Date **11-Jul-25**

Distance **1.72km**

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

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