

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

17 CRAWFORD 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

\$1,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2024

to

30 Sep 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

62 BELLAVISTA DRIVE WOLLERT VIC 3750	\$1,155,000	18-Oct-25
9 BRIGHTON AVENUE WOLLERT VIC 3750	\$1,115,000	17-May-25
29 CHETWYND GROVE WOLLERT VIC 3750	\$1,320,000	31-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: 21 October 2025



**62 BELLAVISTA DRIVE WOLLERT
VIC 3750**

 5  3  2

Sold Price

^{RS}

\$1,155,000

Sold Date

18-Oct-25

Distance

0.57km



**9 BRIGHTON AVENUE WOLLERT
VIC 3750**

 5  3  2

Sold Price

\$1,115,000

Sold Date

17-May-25

Distance

2.23km



**29 CHETWYND GROVE WOLLERT
VIC 3750**

 5  3  2

Sold Price

^{RS}

\$1,320,000

Sold Date

31-Jul-25

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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