

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

1 GARIGAL 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Apr 2025

to

31 Mar 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




4 BAGO WALK WOLLERT VIC 3750	\$555,000	22-Nov-25
151 YANN DRIVE WOLLERT VIC 3750	\$580,000	06-Dec-25
12 NEWRY STREET WOLLERT VIC 3750	\$560,000	13-Mar-26

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: 07 April 2026






4 BAGO WALK WOLLERT VIC 3750 Sold Price **\$555,000** Sold Date **22-Nov-25**
 4  2  2 Distance **0.04km**



151 YANN DRIVE WOLLERT VIC 3750 Sold Price **\$580,000** Sold Date **06-Dec-25**
 3  2  2 Distance **0.84km**



12 NEWRY STREET WOLLERT VIC 3750 Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **13-Mar-26**
 3  2  2 Distance **1.41km**

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

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