

## 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

30 HERMES STREET WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

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

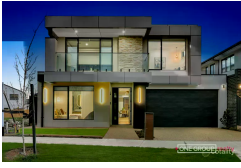
Date of sale

3 GUNUWARRA PARKWAY WOLLERT VIC 3750	\$960,000	01-Dec-25
76 TESSELAAR ROAD WOLLERT VIC 3750	\$1,060,500	18-Oct-25
12 TOORONGO WAY WOLLERT VIC 3750	\$1,070,000	11-Dec-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: 01 April 2026



**3 GUNUWARRA PARKWAY  
 WOLLERT VIC 3750**

 4  3  2

Sold Price **\$960,000** Sold Date **01-Dec-25**

Distance **0.24km**



**76 TESSELAAR ROAD WOLLERT  
 VIC 3750**

 5  3  2

Sold Price **\$1,060,500** Sold Date **18-Oct-25**

Distance **0.91km**



**12 TOORONGO WAY WOLLERT  
 VIC 3750**

 5  3  2

Sold Price **\$1,070,000** Sold Date **11-Dec-25**

Distance **1.48km**

RS = Recent sale      UN = Undisclosed Sale

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