

## 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

\$1,030,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 May 2025

to

30 Apr 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

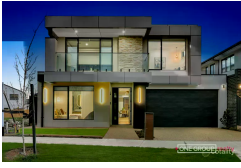
Date of sale

3 GUNUWARRA PARKWAY WOLLERT VIC 3750	\$960,000	01-Dec-25
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: 25 May 2026

**3 GUNUWARRA PARKWAY  
WOLLERT VIC 3750**

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Sold Price **\$960,000** Sold Date **01-Dec-25**Distance **0.24km****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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