

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

6 STARDUST 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Jul 2025

to

30 Jun 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

2 MANORWOOD CRESCENT WOLLERT VIC 3750	\$865,000	23-May-26
13 BANGALAY RISE WOLLERT VIC 3750	\$860,000	16-May-26
22 HIDCOTE TERRACE WOLLERT VIC 3750	\$882,000	15-Apr-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.~~

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Jay Moxon

P 03 9111 1707

M 0431 447 369

E jmoxon@barryplant.com.au



2 MANORWOOD CRESCENT WOLLERT VIC 3750

 4  2  2

Sold Price

^{RS}

\$865,000

Sold Date

23-May-26

Distance

1.93km



13 BANGALAY RISE WOLLERT VIC 3750

 4  2  2

Sold Price

\$860,000

Sold Date

16-May-26

Distance

1.65km



22 HIDCOTE TERRACE WOLLERT VIC 3750

 4  2  2

Sold Price

\$882,000

Sold Date

15-Apr-26

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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