

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

292/970 EDGARS ROAD 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

\$648,000

&

\$668,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

Suburb

Wollert

Period-from

01 Jun 2025

to

31 May 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

9 LOUKAS DRIVE WOLLERT VIC 3750	\$675,000	02-May-26
56 EDENVALE BOULEVARD WOLLERT VIC 3750	\$686,000	18-Apr-26
36 HILDERSTONE AVENUE WOLLERT VIC 3750	\$685,000	06-Jun-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: 22 June 2026



9 LOUKAS DRIVE WOLLERT VIC 3750

 4  2  2

Sold Price

\$675,000

Sold Date **02-May-26**

Distance

0.88km



56 EDENVALE BOULEVARD WOLLERT VIC 3750

 3  2  2

Sold Price

\$686,000

Sold Date **18-Apr-26**

Distance

0.86km



36 HILDERSTONE AVENUE WOLLERT VIC 3750

 4  2  2

Sold Price

^{RS} **\$685,000**

Sold Date **06-Jun-26**

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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