

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

3 BEATTIE COURT 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

\$539,000

&

\$592,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 Aug 2024

to

31 Jul 2025

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 POMERANIA STREET WOLLERT VIC 3750	\$581,000	12-Jul-25
27 BETHNAL AVENUE WOLLERT VIC 3750	\$575,000	02-Aug-25
18 COUNTESS CIRCUIT WOLLERT VIC 3750	\$585,000	14-Jul-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: 13 August 2025



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**4 POMERANIA STREET WOLLERT
VIC 3750**

3 2 1

Sold Price

^{RS} **\$581,000**

Sold Date

12-Jul-25

Distance

0.12km



**27 BETHNAL AVENUE WOLLERT
VIC 3750**

3 2 1

Sold Price

^{RS} **\$575,000**

Sold Date

02-Aug-25

Distance

4.81km



**18 COUNTESS CIRCUIT WOLLERT
VIC 3750**

4 2 2

Sold Price

^{RS} **\$585,000**

Sold Date

14-Jul-25

Distance

4.54km

RS = Recent sale

UN = Undisclosed Sale

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