

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

31 GRAPHITE CRESCENT 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

\$610,000

&

\$671,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Aug 2025

to

31 Jul 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

6 AMTOR STREET WOLLERT VIC 3750	\$640,000	11-Feb-26
8 AMTOR STREET WOLLERT VIC 3750	\$640,000	15-Mar-26
38 AEOLIAN DRIVE WOLLERT VIC 3750	\$630,000	20-Jul-26

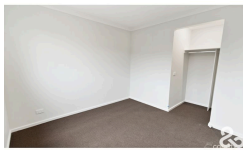
OR

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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6 AMTOR STREET WOLLERT VIC 3750

Sold Price **\$640,000** Sold Date **11-Feb-26**

4 2 2

Distance **1.67km**



8 AMTOR STREET WOLLERT VIC 3750

Sold Price Sold Date **15-Mar-26**

4 2 2

Distance **1.67km**



38 AEOLIAN DRIVE WOLLERT VIC 3750

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **20-Jul-26**

4 2 2

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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