

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

21 CARIGNAN STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

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

1311 EDGARS ROAD WOLLERT VIC 3750	\$820,000	13-Apr-26
2 GREYMAN STREET WOLLERT VIC 3750	\$795,000	20-Jan-26
3 RAINBOW STREET WOLLERT VIC 3750	\$780,000	10-Mar-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: 14 May 2026



1311 EDGARS ROAD WOLLERT VIC 3750

Sold Price

RS

\$820,000

Sold Date

13-Apr-26

 4  3  3

Distance

0.94km



2 GREYMAN STREET WOLLERT VIC 3750

Sold Price

\$795,000

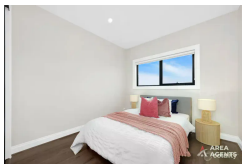
Sold Date

20-Jan-26

 4  3  2

Distance

1.98km



3 RAINBOW STREET WOLLERT VIC 3750

Sold Price

\$780,000

Sold Date

10-Mar-26

 4  3  2

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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