

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

8 BULLION AVENUE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

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

3 GUNUWARRA PARKWAY WOLLERT VIC 3750	\$960,000	01-Dec-25
4 EYNESBURY VIEW WOLLERT VIC 3750	\$951,000	15-Apr-26
118 THE PARADE WOLLERT VIC 3750	\$1,030,000	20-Dec-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: 12 May 2026



3 GUNUWARRA PARKWAY WOLLERT VIC 3750

4 3 2

Sold Price **\$960,000** Sold Date **01-Dec-25**

Distance **0.66km**

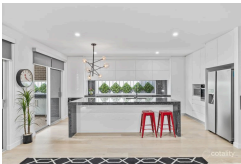


4 EYNESBURY VIEW WOLLERT VIC 3750

5 2 2

Sold Price ^{RS} **\$951,000** Sold Date **15-Apr-26**

Distance **0.98km**



118 THE PARADE WOLLERT VIC 3750

4 3 1

Sold Price **\$1,030,000** Sold Date **20-Dec-25**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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