

## 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

20 EMBERLEY STREET WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$643,500

### 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

7 MADRID WAY WOLLERT VIC 3750	\$610,000	15-Apr-26
13 TUNNEL ROAD WOLLERT VIC 3750	\$610,000	23-May-26
10 NUNDROO CRESCENT WOLLERT VIC 3750	\$600,000	13-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: 27 May 2026



### 7 MADRID WAY WOLLERT VIC 3750

3 2 1

Sold Price

**\$610,000**

Sold Date

**15-Apr-26**

Distance

**1km**



### 13 TUNNEL ROAD WOLLERT VIC 3750

3 2 1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**23-May-26**

Distance

**1.66km**



### 10 NUNDROO CRESCENT WOLLERT VIC 3750

3 2 1

Sold Price

**\$600,000**

Sold Date

**13-Dec-25**

Distance

**1.42km**

RS = Recent sale

UN = Undisclosed Sale

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