

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

2 EYNESBURY VIEW 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

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Jul 2025

to

30 Jun 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

4 EYNESBURY VIEW WOLLERT VIC 3750	\$951,000	10-Apr-26
31 HIGHGATE HILL EPPING VIC 3076	\$950,000	14-May-26
35 BRISCOLA CRESCENT WOLLERT VIC 3750	\$961,000	24-Apr-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: 01 July 2026



4 EYNESBURY VIEW WOLLERT VIC 3750 Sold Price

\$951,000 Sold Date **10-Apr-26**

 5  2  2

Distance **0.02km**



31 HIGHGATE HILL EPPING VIC 3076 Sold Price

\$950,000 Sold Date **14-May-26**

 4  2  2

Distance **1.97km**



35 BRISCOLA CRESCENT WOLLERT VIC 3750 Sold Price

\$961,000 Sold Date **24-Apr-26**

 4  3  2

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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