

## 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

10 TUIN WALK 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

\$565,000

&

\$620,000

### 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 1271 EDGARS ROAD WOLLERT VIC 3750  | \$599,500 | 27-Jun-26 |
| 52 TESSELAAR ROAD WOLLERT VIC 3750 | \$595,000 | 25-Jul-26 |
| 44 YANN DRIVE WOLLERT VIC 3750     | \$580,000 | 15-Feb-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: 06 August 2026



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**1271 EDGARS ROAD WOLLERT VIC 3750** Sold Price <sup>RS</sup> **\$599,500** Sold Date **27-Jun-26**  
Distance **1.49km**

3 2 2



**52 TESSELAAR ROAD WOLLERT VIC 3750** Sold Price <sup>RS</sup> **\$595,000** Sold Date **25-Jul-26**  
Distance **0.64km**

3 2 2



**44 YANN DRIVE WOLLERT VIC 3750** Sold Price **\$580,000** Sold Date **15-Feb-26**  
Distance **0.72km**

3 2 2

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

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