

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

9 NICASTRO 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

\$660,000

&

\$726,000

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

8 NANGAR STREET WOLLERT VIC 3750	\$706,500	01-Aug-26
1 TREELINE GRANGE WOLLERT VIC 3750	\$721,000	22-May-26
20 ROMPEY WAY WOLLERT VIC 3750	\$660,000	18-Jul-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.~~

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8 NANGAR STREET WOLLERT VIC 3750

Sold Price

^{RS} **\$706,500** Sold Date **01-Aug-26**

4 2 2

Distance **1.25km**



1 TREELINE GRANGE WOLLERT VIC 3750

Sold Price

\$721,000 Sold Date **22-May-26**

4 2 2

Distance **1.17km**



20 ROMPEY WAY WOLLERT VIC 3750

Sold Price

^{RS} **\$660,000** Sold Date **18-Jul-26**

4 2 2

Distance **1.49km**

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

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