

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 MYRTLEFORD STREET 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Sep 2025

to

31 Aug 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

9 LOVICKS ROAD WOLLERT VIC 3750	\$750,000	15-May-26
8 LOVICKS ROAD WOLLERT VIC 3750	\$750,000	16-Jun-26
19 HERDWICK DRIVE WOLLERT VIC 3750	\$800,000	26-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.~~

This Statement of Information was prepared on: 23 September 2026



9 LOVICKS ROAD WOLLERT VIC 3750

Sold Price

\$750,000

Sold Date

15-May-26



4



2



2

Distance

0.22km



8 LOVICKS ROAD WOLLERT VIC 3750

Sold Price

Sold Date

16-Jun-26



4



2



2

Distance

0.26km



19 HERDWICK DRIVE WOLLERT VIC 3750

Sold Price

\$800,000

Sold Date

26-Jul-26



4



-



-

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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