

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

7 STEEN 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2024

to

30 Sep 2025

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 BLOOMSBURY PLACE WOLLERT VIC 3750	\$862,000	25-Oct-25
38 CONJOLA WAY WOLLERT VIC 3750	\$860,000	01-Jun-25
21 EMPRESS AVENUE WOLLERT VIC 3750	\$865,000	18-Oct-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 October 2025

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7 BLOOMSBURY PLACE WOLLERT VIC 3750

4 2 2

Sold Price

^{RS} **\$862,000**

Sold Date **25-Oct-25**

Distance **0.79km**



38 CONJOLA WAY WOLLERT VIC 3750

4 3 2

Sold Price

\$860,000

Sold Date **01-Jun-25**

Distance **0.95km**



21 EMPRESS AVENUE WOLLERT VIC 3750

4 2 2

Sold Price

^{RS} **\$865,000**

Sold Date **18-Oct-25**

Distance **1.17km**

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

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