

## 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

17 MOMBASSA DRIVE 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 2024

to

30 Nov 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

20 BERESFORD ROAD WOLLERT VIC 3750	\$765,000	10-May-25
37 DE ROSSI BOULEVARD WOLLERT VIC 3750	\$797,500	14-Sep-24
20 EVOLVE ESPLANADE WOLLERT VIC 3750	\$816,000	09-Aug-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.~~

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**20 BERESFORD ROAD WOLLERT  
VIC 3750**

 4  2  2

Sold Price **\$765,000** Sold Date **10-May-25**

Distance **0.03km**

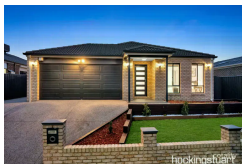


**37 DE ROSSI BOULEVARD  
WOLLERT VIC 3750**

 4  2  2

Sold Price **\$797,500** Sold Date **14-Sep-24**

Distance **0.15km**



**20 EVOLVE ESPLANADE WOLLERT  
VIC 3750**

 4  2  2

Sold Price **\$816,000** Sold Date **09-Aug-25**

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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