

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

11/12 NORTHSIDE DRIVE 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

\$540,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Wollert

Period-from

01 May 2025

to

30 Apr 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

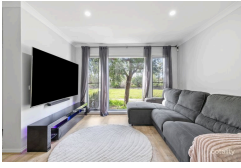
22 WISEMAN WALK WOLLERT VIC 3750	\$555,000	03-Mar-26
1051 EDGARS ROAD WOLLERT VIC 3750	\$575,000	19-Jan-26

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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22 WISEMAN WALK WOLLERT VIC Sold Price **\$555,000** Sold Date **03-Mar-26**
3750

 3  2  2

Distance **0.98km**



1051 EDGARS ROAD WOLLERT VIC Sold Price **\$575,000** Sold Date **19-Jan-26**
3750

 3  2  2

Distance **1.2km**

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

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