

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

1/1 TIMBARRA PARKWAY 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

\$595,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,500

Property type

Unit

Suburb

Wollert

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

4 KALAMATA WALK WOLLERT VIC 3750	\$585,000	05-May-25
33 TIERRA CIRCUIT WOLLERT VIC 3750	\$568,000	12-Jul-25
56 SOHO CRESCENT WOLLERT VIC 3750	\$562,000	17-May-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: 17 July 2025



4 KALAMATA WALK WOLLERT VIC 3750

Sold Price

\$585,000

Sold Date **05-May-25**

 4  2  2

Distance **1.21km**



33 TIERRA CIRCUIT WOLLERT VIC 3750

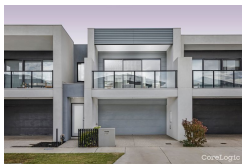
Sold Price

^{RS} **\$568,000**

Sold Date **12-Jul-25**

 3  2  2

Distance **1.87km**



56 SOHO CRESCENT WOLLERT VIC 3750

Sold Price

\$562,000

Sold Date **17-May-25**

 3  2  2

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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