

## 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

4 VILLARD ROAD WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$760,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 Aug 2024

to

31 Jul 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

23 DEVIZES DRIVE WOLLERT VIC 3750	\$730,000	10-Jun-25
8 BAYONNE WALK WOLLERT VIC 3750	\$780,000	12-Apr-25
59 SYRAH PARADE WOLLERT VIC 3750	\$800,000	31-Jul-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: 09 August 2025


**23 DEVIZES DRIVE WOLLERT VIC 3750**

Sold Price

**\$730,000**

Sold Date

**10-Jun-25**
 4

 2

 2

Distance

**0.51km**

**8 BAYONNE WALK WOLLERT VIC 3750**

Sold Price

**\$780,000**

Sold Date

**12-Apr-25**
 4

 2

 2

Distance

**0.21km**

**59 SYRAH PARADE WOLLERT VIC 3750**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**31-Jul-25**
 4

 2

 2

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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