

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 PICCADILLY 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

\$790,000

&

\$850,000

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

16 GRENACHE ROAD WOLLERT VIC 3750	\$815,000	11-Mar-25
27 MANORWOOD CRESCENT WOLLERT VIC 3750	\$827,000	01-Mar-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


**16 GRENACHE ROAD WOLLERT
VIC 3750**

 4
  2
  2

Sold Price

\$815,000

Sold Date

11-Mar-25

Distance

0.45km

**27 MANORWOOD CRESCENT
WOLLERT VIC 3750**

 4
  2
  2

Sold Price

\$827,000

Sold Date

01-Mar-25

Distance

1.16km
RS = Recent sale

UN = Undisclosed Sale

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