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

10/48 Evolve Esplanade, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$440,000		&		\$480,000					
Median sale pi	rice									
Median price	\$489,750	Pro	operty Type	Unit			Suburb	Wollert		
Period - From	17/04/2024	to	16/04/2025		So	ource	Property	/ Data		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	5 Sheba Way WOLLERT 3750	\$470,000	11/03/2025
2	2/48 Evolve Esp WOLLERT 3750	\$470,000	14/02/2025
3	16 Akbar Way WOLLERT 3750	\$480,000	06/12/2024

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 six months.

This Statement of Information was prepared on:

17/04/2025 09:51



10/48 Evolve Esplanade, Wollert Vic 3750



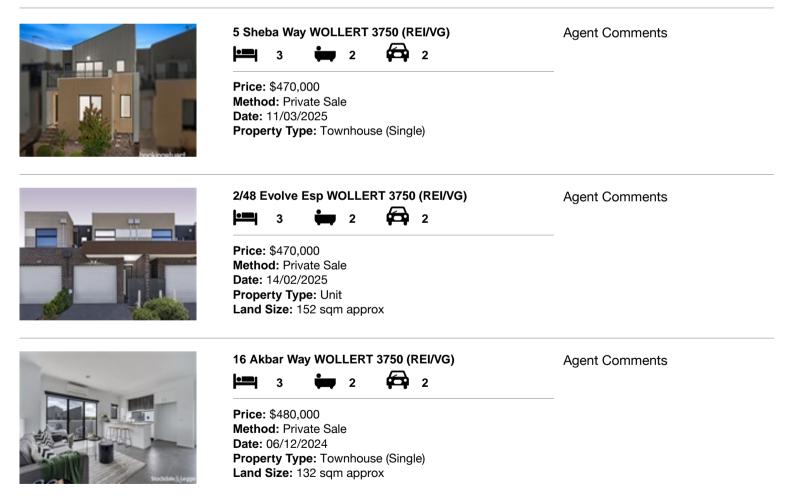




Property Type: Townhouse (Single) Agent Comments Jake Rushton 94321444 0409 963 489 jakerushton@jelliscraig.com.au

Indicative Selling Price \$440,000 - \$480,000 Median Unit Price 17/04/2024 - 16/04/2025: \$489,750

Comparable Properties



Account - Jellis Craig | P: 03 94321444



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