

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 between \$440,000

&

\$480,000

Median sale price

Median price \$489,750

Property Type Unit

Suburb Wollert

Period - From 17/04/2024

to

16/04/2025

Source 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.

	Address 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

Jake Rushton
94321444

0409 963 489

jakerushton@jellisrcraig.com.au

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

17/04/2024 - 16/04/2025: \$489,750



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5 Sheba Way WOLLERT 3750 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 11/03/2025

Property Type: Townhouse (Single)



2/48 Evolve Esp WOLLERT 3750 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 14/02/2025

Property Type: Unit

Land Size: 152 sqm approx



16 Akbar Way WOLLERT 3750 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 06/12/2024

Property Type: Townhouse (Single)

Land Size: 132 sqm approx

Account - Jellis Craig | P: 03 94321444