Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1037 EDGARS ROAD 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	$495,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$517,500	Property type	Unit	Suburb	Wollert
Period-from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
25 DAYDREAM PLACE WOLLERT VIC 3750	$521,000	13-Oct-26
9 DAYDREAM PLACE WOLLERT VIC 3750	$520,000	18-Jun-26
1/48 EVOLVE ESPLANADE WOLLERT VIC 3750	$520,000	30-Jul-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 October 2026

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25 DAYDREAM PLACE WOLLERT VIC 3750

3 2 2

Sold Price RS $521,000 Sold Date 13-Oct-26

Distance 1.2km

9 DAYDREAM PLACE WOLLERT VIC 3750

3 2 1

Sold Price RS $520,000 Sold Date 18-Jun-26

Distance 1.2km

1/48 EVOLVE ESPLANADE WOLLERT VIC 3750

3 2 1

Sold Price $520,000 Sold Date 30-Jul-26

Distance 1.5km

RS = Recent sale **UN** = Undisclosed Sale

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