

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

9 SCARLETT PARKWAY 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 2024

to

30 Nov 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

18 HERDWICK DRIVE WOLLERT VIC 3750

\$688,000

07-Nov-25

14 TOOTEN ROAD WOLLERT VIC 3750

\$691,500

25-Oct-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: 19 December 2025



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**18 HERDWICK DRIVE WOLLERT
VIC 3750**

4 - -

Sold Price **\$688,000** Sold Date **07-Nov-25**

Distance **1.93km**



**14 TOOTEN ROAD WOLLERT VIC
3750**

4 2 2

Sold Price **\$691,500** Sold Date **25-Oct-25**

Distance **3.94km**

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

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