

## 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

43 MACKENZIE DRIVE WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$940,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

House

Suburb

Wollert

Period-from

01 Feb 2025

to

31 Jan 2026

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 ELLOURA AVENUE WOLLERT VIC 3750     | \$980,000 | 11-Dec-25 |
| 37 VIEWGRAND BOULEVARD EPPING VIC 3076 | \$975,000 | 18-Oct-25 |
| 36 GRENACHE ROAD WOLLERT VIC 3750      | \$960,000 | 13-Dec-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: 11 February 2026

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**16 ELLOURA AVENUE WOLLERT  
VIC 3750**

4 2 2

Sold Price

<sup>RS</sup> **\$980,000**

Sold Date

**11-Dec-25**

Distance

**0.71km**



**37 VIEWGRAND BOULEVARD  
EPPING VIC 3076**

4 2 4

Sold Price

**\$975,000**

Sold Date

**18-Oct-25**

Distance

**1.78km**



**36 GRENACHE ROAD WOLLERT  
VIC 3750**

4 2 2

Sold Price

**\$960,000**

Sold Date

**13-Dec-25**

Distance

**1.54km**

RS = Recent sale

UN = Undisclosed Sale

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