

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

6 WRENMORE AVENUE 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

\$679,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Wollert

Period-from

01 Sep 2024

to

31 Aug 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

5 SPECTRUM ROAD WOLLERT VIC 3750	\$759,000	17-Jul-25
6 FAIRHILL ROAD WOLLERT VIC 3750	\$720,000	04-Jul-25
14 GAETA STREET WOLLERT VIC 3750	\$740,000	14-Jun-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: 09 September 2025



5 SPECTRUM ROAD WOLLERT VIC 3750

Sold Price

\$759,000

Sold Date

17-Jul-25



4



2



2

Distance

1.06km



6 FAIRHILL ROAD WOLLERT VIC 3750

Sold Price

\$720,000

Sold Date

04-Jul-25



4



2



2

Distance

1.31km



14 GAETA STREET WOLLERT VIC 3750

Sold Price

\$740,000

Sold Date

14-Jun-25



4



2



2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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