

## 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

1 HAWA AVENUE 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

\$590,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 21 SURYA WAY WOLLERT VIC 3750        | \$593,000 | 12-Sep-25 |
| 4 SOHO CRESCENT WOLLERT VIC 3750     | \$595,500 | 13-Sep-25 |
| 3B TIMBARRA PARKWAY WOLLERT VIC 3750 | \$599,000 | 06-Jan-26 |

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.~~

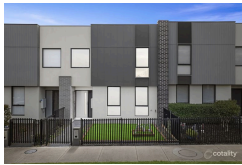
This Statement of Information was prepared on: 11 February 2026



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**21 SURYA WAY WOLLERT VIC 3750**

3 2 2

Sold Price

**\$593,000**

Sold Date

**12-Sep-25**

Distance

**0.17km**



**4 SOHO CRESCENT WOLLERT VIC 3750**

3 2 2

Sold Price

**\$595,500**

Sold Date

**13-Sep-25**

Distance

**1.38km**



**3B TIMBARRA PARKWAY WOLLERT VIC 3750**

3 2 -

Sold Price

**\$599,000**

Sold Date

**06-Jan-26**

Distance

**1.27km**

RS = Recent sale

UN = Undisclosed Sale

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