

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

25 CRESWICK DRIVE 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

\$795,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Apr 2025

to

31 Mar 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

25 CRESWICK DRIVE WOLLERT VIC 3750	\$720,000	26-Nov-21
13 PINE PARK DRIVE WOLLERT VIC 3750	\$840,000	26-May-25
18 CRESWICK DRIVE WOLLERT VIC 3750	\$751,000	26-Feb-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: 29 April 2026



25 CRESWICK DRIVE WOLLERT VIC 3750

4 2 2

Sold Price

\$720,000

Sold Date

26-Nov-21

Distance

0km



13 PINE PARK DRIVE WOLLERT VIC 3750

4 3 2

Sold Price

\$840,000

Sold Date

26-May-25

Distance

0.13km



18 CRESWICK DRIVE WOLLERT VIC 3750

4 2 2

Sold Price

\$751,000

Sold Date

26-Feb-26

Distance

0.04km



39 KINGSCOTE WAY WOLLERT VIC 3750

3 2 2

Sold Price

\$720,000

Sold Date

03-May-25

Distance

0.07km



4 TIMBLE CLOSE WOLLERT VIC 3750

4 2 2

Sold Price

^{RS} **\$910,000**

Sold Date

28-Mar-26

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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