

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

39 KOOBUSH BOULEVARD 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Jun 2025

to

31 May 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

3 TOTEM STREET WOLLERT VIC 3750	\$750,000	12-Feb-25
3 LEANDON AVENUE WOLLERT VIC 3750	\$660,000	21-Mar-26
10 SPECTRUM ROAD WOLLERT VIC 3750	\$710,000	02-Apr-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.~~

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3 TOTEM STREET WOLLERT VIC 3750

 4  2  1

Sold Price

\$750,000

Sold Date

12-Feb-25

Distance

0.08km



3 LEANDON AVENUE WOLLERT VIC 3750

 4  2  1

Sold Price

\$660,000

Sold Date

21-Mar-26

Distance

0.23km



10 SPECTRUM ROAD WOLLERT VIC 3750

 4  2  1

Sold Price

\$710,000

Sold Date

02-Apr-26

Distance

4.55km



28 FASHODA DRIVE MERNDA VIC 3754

 4  2  1

Sold Price

^{RS} **\$698,000**

Sold Date

27-May-26

Distance

3.97km

RS = Recent sale

UN = Undisclosed Sale

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