

## 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

56 PINE PARK 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

23 Nov 2024

to

23 May 2025

Source

Corelogic

### 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

13 TOPCLIFFE ROAD WOLLERT VIC 3750	\$650,000	14-Dec-24
8 VICARAGE DRIVE WOLLERT VIC 3750	\$658,000	30-Jan-25
20 TOOTEN ROAD WOLLERT VIC 3750	\$640,000	14-Dec-24

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: 23 May 2025



## 13 TOPCLIFFE ROAD WOLLERT VIC 3750

4 2 2

Sold Price

**\$650,000**

Sold Date

**14-Dec-24**

Distance

**0.47km**



## 8 VICARAGE DRIVE WOLLERT VIC 3750

4 2 2

Sold Price

**\$658,000**

Sold Date

**30-Jan-25**

Distance

**0.6km**



## 20 TOOTEN ROAD WOLLERT VIC 3750

4 2 2

Sold Price

**\$640,000**

Sold Date

**14-Dec-24**

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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