

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

7 BIRCHMORE ROAD 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

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

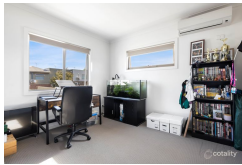
Date of sale

21 FLORENTINO STREET WOLLERT VIC 3750	\$440,000	13-Mar-26
2/24 RYRIE GROVE WOLLERT VIC 3750	\$474,000	28-Mar-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: 27 April 2026



21 FLORENTINO STREET WOLLERT VIC 3750

Sold Price

\$440,000 Sold Date **13-Mar-26**

2 1 1

Distance **0km**



2/24 RYRIE GROVE WOLLERT VIC 3750

Sold Price

^{RS} **\$474,000** Sold Date **28-Mar-26**

2 1 1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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