

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 NIGHTINGALE 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 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

14 KOPI WAY WOLLERT VIC 3750	\$625,000	09-May-26
76 SPRINGBANK ROAD WOLLERT VIC 3750	\$665,000	06-Jun-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: 24 June 2026


14 KOPI WAY WOLLERT VIC 3750

Sold Price

^{RS}
\$625,000

Sold Date

09-May-26


4



2



2

Distance

0.95km

**76 SPRINGBANK ROAD WOLLERT
VIC 3750**

Sold Price

^{RS}
\$665,000

Sold Date

06-Jun-26


4



2



2

Distance

0.08km
RS = Recent sale

UN = Undisclosed Sale

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