

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

86 GARRONG AVENUE 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Wollert

Period-from

01 Jul 2025

to

30 Jun 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

1 HAWA AVENUE WOLLERT VIC 3750	\$605,000	18-Mar-26
69 GARRONG AVENUE WOLLERT VIC 3750	\$580,000	28-Mar-26
1 GARIGAL WAY WOLLERT VIC 3750	\$592,000	29-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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1 HAWA AVENUE WOLLERT VIC 3750

Sold Price

\$605,000

Sold Date

18-Mar-26

3

2

2

Distance

0.13km



69 GARRONG AVENUE WOLLERT VIC 3750

Sold Price

\$580,000

Sold Date

28-Mar-26

4

3

2

Distance

0.21km



1 GARIGAL WAY WOLLERT VIC 3750

Sold Price

\$592,000

Sold Date

29-Apr-26

4

2

2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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