

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 STARDUST WAY, WOLLERT, VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$885,000

&

\$940,000

Median sale price

Median price

\$734,053

Property Type

House

Suburb

WOLLERT

Period - From

4/06/2024

to

4/06/2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
33 RAYCHELSBURY PARADE WOLLERT VIC 3750	\$910,000	08/03/2025
21 STONEGATE DRIVE WOLLERT VIC 3750	\$851,000	31/05/2025
3 COTCHIN CLOSE WOLLERT VIC 3750	\$855,000	01/02/2025

This Statement of Information was prepared on:

4/06/2025