

## 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

15 PICCADILLY 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

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

4 MARISA STREET WOLLERT VIC 3750	\$734,000	21-Mar-26
29 GARIGAL WAY WOLLERT VIC 3750	\$707,000	11-Apr-26
8 LIMEHOUSE AVENUE WOLLERT VIC 3750	\$710,000	27-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: 23 April 2026



**4 MARISA STREET WOLLERT VIC 3750**

Sold Price

<sup>RS</sup> **\$734,000**

Sold Date **21-Mar-26**

4 2 4

Distance **0.54km**



**29 GARIGAL WAY WOLLERT VIC 3750**

Sold Price

<sup>RS</sup> **\$707,000**

Sold Date **11-Apr-26**

4 2 2

Distance **0.87km**



**8 LIMEHOUSE AVENUE WOLLERT VIC 3750**

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date **27-Mar-26**

4 2 2

Distance **0.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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