

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

8 EVOLVE ESPLANADE 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$376,950

Property type

Land

Suburb

Wollert

Period-from

01 Feb 2025

to

31 Jan 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

9 SHEEPYARD LANE WOLLERT VIC 3750	\$520,000	15-Nov-25
88 HIGHPARK DRIVE WOLLERT VIC 3750	\$613,000	18-Oct-25

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: 18 February 2026



9 SHEEPYARD LANE WOLLERT VIC 3750

Sold Price

\$520,000

Sold Date

15-Nov-25



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Distance

0.76km



88 HIGHPARK DRIVE WOLLERT VIC 3750

Sold Price

\$613,000

Sold Date

18-Oct-25



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Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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