

## 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

21 MYEE LOOP WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Wollert

Period-from

01 Nov 2024

to

31 Oct 2025

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

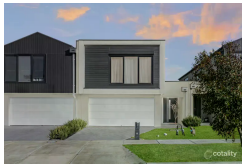
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 21 FARMER WAY WOLLERT VIC 3750      | \$680,000 | 23-Aug-25 |
| 38 BARHAM WAY WOLLERT VIC 3750      | \$750,000 | 01-Jul-25 |
| 7 PICCADILLY DRIVE WOLLERT VIC 3750 | \$840,000 | 17-Sep-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: 16 November 2025


**21 FARMER WAY WOLLERT VIC 3750**

 4
  2
  2

Sold Price

**\$680,000**

Sold Date

**23-Aug-25**

Distance

**0.15km**

**38 BARHAM WAY WOLLERT VIC 3750**

 4
  2
  2

Sold Price

**\$750,000**

Sold Date

**01-Jul-25**

Distance

**1.66km**

**7 PICCADILLY DRIVE WOLLERT VIC 3750**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**17-Sep-25**

Distance

**1.71km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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