

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

47 TRAMWAY 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

House

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

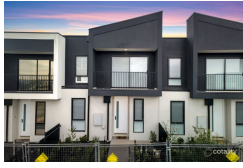
Date of sale

20 KRONOS WALK WOLLERT VIC 3750	\$601,000	22-Nov-25
10 GROWLING CRESCENT WOLLERT VIC 3750	\$610,500	22-Aug-25
37 KILARNIE BOULEVARD WOLLERT VIC 3750	\$590,000	17-Nov-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 February 2026



20 KRONOS WALK WOLLERT VIC 3750

Sold Price

\$601,000

Sold Date

22-Nov-25
 4

 2

 2

Distance

2.32km


10 GROWLING CRESCENT WOLLERT VIC 3750

Sold Price

\$610,500

Sold Date

22-Aug-25
 4

 3

 2

Distance

2.7km


37 KILARNIE BOULEVARD WOLLERT VIC 3750

Sold Price

\$590,000

Sold Date

17-Nov-25
 3

 2

 2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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