

## 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

46 GRENACHE ROAD 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

\$760,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 May 2025

to

30 Apr 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

5 KAFUE ROAD WOLLERT VIC 3750	\$800,000	10-Dec-25
30 MOMBASSA DRIVE WOLLERT VIC 3750	\$765,000	17-Apr-26
16 PROVIDENCE AVENUE WOLLERT VIC 3750	\$770,000	21-Feb-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: 06 May 2026



**5 KAFUE ROAD WOLLERT VIC 3750**

4 2 2

Sold Price **\$800,000** Sold Date **10-Dec-25**

Distance **0.89km**



**30 MOMBASSA DRIVE WOLLERT VIC 3750**

4 2 2

Sold Price <sup>RS</sup> **\$765,000** Sold Date **17-Apr-26**

Distance **2km**



**16 PROVIDENCE AVENUE WOLLERT VIC 3750**

4 2 2

Sold Price **\$770,000** Sold Date **21-Feb-26**

Distance **1.05km**

RS = Recent sale      UN = Undisclosed Sale

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