

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

34 MUCKROSS ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$398,900

Property type

Land

Suburb

Wollert

Period-from

01 Jul 2025

to

30 Jun 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

58 WATERSIDE BOULEVARD WOLLERT VIC 3750	\$410,000	20-Jan-26
8 CASTLETROY CIRCUIT WOLLERT VIC 3750	\$415,000	26-Mar-26
32 CASTLEGROVE ROAD WOLLERT VIC 3750	\$420,000	11-Apr-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: 15 July 2026



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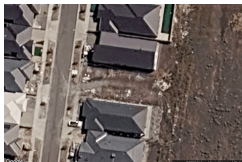


**58 WATERSIDE BOULEVARD
WOLLERT VIC 3750**

4 3 -

Sold Price **\$410,000** Sold Date **20-Jan-26**

Distance **1.44km**



**8 CASTLETROY CIRCUIT WOLLERT
VIC 3750**

- - -

Sold Price **\$415,000** Sold Date **26-Mar-26**

Distance **0.41km**



**32 CASTLEGROVE ROAD
WOLLERT VIC 3750**

- - -

Sold Price **\$420,000** Sold Date **11-Apr-26**

Distance **0.16km**

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

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