

## 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

38 AEOLIAN DRIVE 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

\$660,000

&

\$680,000

### 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

3 ALKIRA BOULEVARD WOLLERT VIC 3750	\$680,000	07-May-26
7 CERULEAN STREET WOLLERT VIC 3750	\$665,000	22-Jan-26
9 LOUKAS DRIVE WOLLERT VIC 3750	\$675,000	02-May-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: 25 May 2026



### 3 ALKIRA BOULEVARD WOLLERT VIC 3750

4 2 2

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **07-May-26**

Distance **0.55km**



### 7 CERULEAN STREET WOLLERT VIC 3750

4 2 2

Sold Price **\$665,000** Sold Date **22-Jan-26**

Distance **1.86km**



### 9 LOUKAS DRIVE WOLLERT VIC 3750

4 2 2

Sold Price <sup>RS</sup> **\$675,000** Sold Date **02-May-26**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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