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	5/62 ANZAC DRIVE 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	$465,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	Property type	Unit	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
7 BIRCHMORE ROAD WOLLERT VIC 3750	$475,000	21-May-26
6/4 RYRIE GROVE WOLLERT VIC 3750	$492,000	19-Mar-25
2/24 RYRIE GROVE WOLLERT VIC 3750	$474,000	28-Mar-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: 21 July 2026

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7 BIRCHMORE ROAD WOLLERT VIC 3750

2 1 1

Sold Price **$475,000** Sold Date **21-May-26**

Distance **0.18km**



6/4 RYRIE GROVE WOLLERT VIC 3750

3 1 1

Sold Price **$492,000** Sold Date **19-Mar-25**

Distance **0.26km**



2/24 RYRIE GROVE WOLLERT VIC 3750

2 1 1

Sold Price **$474,000** Sold Date **28-Mar-26**

Distance **0.26km**

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

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