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	4 GYPSUM 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	$740,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	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
6 RAZORBACK CRESCENT WOLLERT VIC 3750	$733,000	25-Aug-25
35 GAETA STREET WOLLERT VIC 3750	$748,000	11-Dec-25
7 WERRIBEE CRESCENT WOLLERT VIC 3750	$751,000	22-Dec-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: 03 February 2026

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6 RAZORBACK CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price **$733,000** Sold Date **25-Aug-25**

Distance **0.19km**



35 GAETA STREET WOLLERT VIC 3750

4 2 2

Sold Price **$748,000** Sold Date **11-Dec-25**

Distance **0.55km**



7 WERRIBEE CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price RS **$751,000** Sold Date **22-Dec-25**

Distance **0.81km**

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

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