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	44 YANN 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	$570,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Wollert
Period-from	01 Jan 2025	to	31 Dec 2025	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
40 YANN DRIVE WOLLERT VIC 3750	$565,000	04-Sep-25
58 YANN DRIVE WOLLERT VIC 3750	$572,500	04-Dec-25
32 COUNTESS CIRCUIT WOLLERT VIC 3750	$600,000	30-Jan-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.~~

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40 YANN DRIVE WOLLERT VIC 3750

3 2 2

Sold Price **$565,000** Sold Date **04-Sep-25**

Distance **0.02km**



58 YANN DRIVE WOLLERT VIC 3750

3 2 2

Sold Price **$572,500** Sold Date **04-Dec-25**

Distance **0.07km**



32 COUNTESS CIRCUIT WOLLERT VIC 3750

3 2 2

Sold Price RS **$600,000** Sold Date **30-Jan-26**

Distance **3.58km**

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

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