

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode

10 Benedore Street 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

722,500

 or range between

\$750000

 &

\$780000

Median sale price

(*Delete house or unit as applicable)

Median price \$

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 *House

X

 *Unit

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 Suburb

Wollert

Period - From

Nov 2024

 to

Oct 2025

 Source

Realestate.com.au

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 six 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
31 Rozas Avenue, Wollert, Vic 3750	\$830,000	8/11/2025
66 Folklore Drive, Wollert, Vic 3750	\$830,500	14/11/2025
48 Voyager Drive, Wollert, Vic 3750	\$760,000	11/11/2025

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 six months.