

## 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

49 RAMORNIE LOOP 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Apr 2025

to

31 Mar 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

17 BUNURONG AVENUE WOLLERT VIC 3750	\$920,000	07-Apr-25
38 CONJOLA WAY WOLLERT VIC 3750	\$860,000	01-Jun-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: 26 April 2026



**17 BUNURONG AVENUE WOLLERT  
VIC 3750**

 4  2  2

Sold Price

**\$920,000**

Sold Date

**07-Apr-25**

Distance

**0.21km**



**38 CONJOLA WAY WOLLERT VIC  
3750**

 4  3  2

Sold Price

**\$860,000**

Sold Date

**01-Jun-25**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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