

## 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

8 CRICKLADE STREET 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

\$690,000

&

\$750,000

### 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

7 CRICKLADE STREET WOLLERT VIC 3750	\$790,000	20-Dec-25
21 CRICKLADE STREET WOLLERT VIC 3750	\$737,000	04-Mar-26
184 VEARINGS ROAD WOLLERT VIC 3750	\$700,000	18-Feb-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: 07 April 2026



## 7 CRICKLADE STREET WOLLERT VIC 3750

4 2 2

Sold Price

**\$790,000**

Sold Date **20-Dec-25**

Distance **0.05km**



## 21 CRICKLADE STREET WOLLERT VIC 3750

3 2 2

Sold Price

<sup>RS</sup> **\$737,000**

Sold Date **04-Mar-26**

Distance **0.09km**



## 184 VEARINGS ROAD WOLLERT VIC 3750

3 2 2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **18-Feb-26**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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