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	1 Pavo La, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $650,000 & $700,000

Median sale price

Median price $718,000 Property Type House Suburb Wollert

Period - From 01/01/2025 to 31/12/2025 Source REIV

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
1	22 Jardin Rd WOLLERT 3750	$655,000	31/03/2026
2	483 Harvest Home Rd EPPING 3076	$665,000	10/03/2026
3	14 Wroughton St WOLLERT 3750	$660,000	30/01/2026

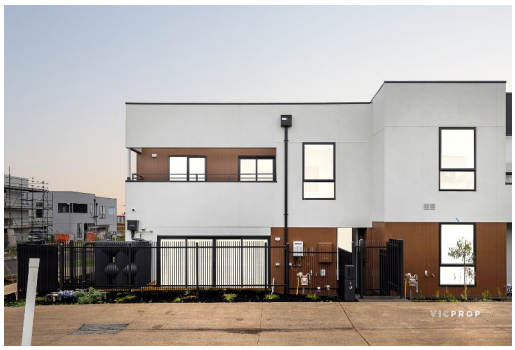
OR

~~**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.~~

This Statement of Information was prepared on: 20/03/2026 11:20

1 Pavo La, Wollert Vic 3750

VICPROP



4 2 2

Property Type: Land
Land Size: 165 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
Year ending December 2025: $718,000

Comparable Properties

22 Jardin Rd WOLLERT 3750 (REI)

4 3 2

Price: $655,000
Method:
Date: 31/03/2026
Property Type: House

Agent Comments

483 Harvest Home Rd EPPING 3076 (REI)

4 2 2

Price: $665,000
Method:
Date: 10/03/2026
Property Type: House

Agent Comments

14 Wroughton St WOLLERT 3750 (REI)

4 2 1

Price: $660,000
Method:
Date: 30/01/2026
Property Type: House

Agent Comments

Account - VICPROP | P: 03 8888 1011

REIV THE DIFFERENCE | propertydata.com.au

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