

Statement of Information  
**Single residential property located outside the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode

Lot 1501 - Merryvale Drive, Wollert, 3750
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 799,900 or range between  &

**Median sale price**

Median price \$ 460,900 Property type Vacant Land Suburb Wollert

Period - From 1/04/2025 to 30/06/2025 Source Oliver Hume

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 29 Sep 2025

