

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

1/26 Ondine Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Wheelers Hill

Period - From

21/09/2025

to

20/09/2026

Source

Property Data

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	1/33 Mackie Rd MULGRAVE 3170	\$850,000	20/04/2026
2	2/187 Jells Rd WHEELERS HILL 3150	\$761,000	15/04/2026
3			

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:

21/09/2026 12:39



3 1 2

Rooms: 3
Property Type: Unit
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median Unit Price
21/09/2025 - 20/09/2026: \$795,000

Comparable Properties



1/33 Mackie Rd MULGRAVE 3170 (REI)

Agent Comments

3 1 1

Price: \$850,000
Method: Private Sale
Date: 20/04/2026
Property Type: Unit
Land Size: 371 sqm approx



2/187 Jells Rd WHEELERS HILL 3150 (REI)

Agent Comments

3 1 1

Price: \$761,000
Method: Private Sale
Date: 15/04/2026
Property Type: Unit
Land Size: 238 sqm approx

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.