

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

13 Cezanne Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,509,000

Property Type

House

Suburb

Wheelers Hill

Period - From

16/03/2025

to

15/03/2026

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	3 Wattleglade Ct WHEELERS HILL 3150	\$1,690,000	07/03/2026
2	905 Ferntree Gully Rd WHEELERS HILL 3150	\$1,538,000	28/02/2026
3	2 Norwood Ct WHEELERS HILL 3150	\$1,485,000	31/01/2026

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:

16/03/2026 13:38



5 2 2

Property Type: House (Res)

Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

16/03/2025 - 15/03/2026: \$1,509,000

Comparable Properties

3 Wattleglade Ct WHEELERS HILL 3150 (REI)

Agent Comments

5 2 2

Price: \$1,690,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 840 sqm approx



905 Ferntree Gully Rd WHEELERS HILL 3150 (REI)

Agent Comments

4 2 2

Price: \$1,538,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 653 sqm approx



2 Norwood Ct WHEELERS HILL 3150 (REI)

Agent Comments

4 2 2

Price: \$1,485,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 716 sqm approx