

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

16 Ajax Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,473,000

Property Type House

Suburb Wheelers Hill

Period - From 23/06/2025

to

22/06/2026

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	12 Ashdown Way WHEELERS HILL 3150	\$1,710,000	25/04/2026
2	78 Garnett Rd WHEELERS HILL 3150	\$1,630,000	25/04/2026
3	9 Darlington Av WHEELERS HILL 3150	\$1,580,000	14/04/2026

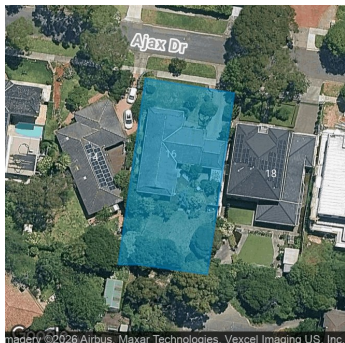
OR

~~**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:

23/06/2026 22:53

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 4  2  2

Property Type: House
Land Size: 843 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
23/06/2025 - 22/06/2026: \$1,473,000

Comparable Properties

12 Ashdown Way WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,710,000
Method: Sold Before Auction
Date: 25/04/2026
Property Type: House (Res)
Land Size: 861 sqm approx

78 Garnett Rd WHEELERS HILL 3150 (REI)

Agent Comments

 4  3  2

Price: \$1,630,000
Method: Auction Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 651 sqm approx



9 Darlington Av WHEELERS HILL 3150 (REI)

Agent Comments

 4  3  2

Price: \$1,580,000
Method: Private Sale
Date: 14/04/2026
Property Type: House (Res)