

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

20 Ajax Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$3,400,000

&

\$3,600,000

Median sale price

Median price \$1,481,500

Property Type House

Suburb Wheelers Hill

Period - From 03/08/2025

to

02/08/2026

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 Roycroft CI GLEN WAVERLEY 3150	\$3,480,000	14/02/2026
2			
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:

03/08/2026 14:39

20 Ajax Drive, Wheelers Hill Vic 3150

JellisCraig

Tori Liu
8849 8088
0430 479 889
toriliu@jellisrcraig.com.au



 5  3  2

Property Type: House (Res)

Land Size: 843 sqm approx

Agent Comments

Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

03/08/2025 - 02/08/2026: \$1,481,500

Comparable Properties



12 Roycroft CI GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,480,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 778 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.

Account - Jellis Craig | P: 03 88498088



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