

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 Cambrian Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,518,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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	23 Darlington Av WHEELERS HILL 3150	\$1,583,000	06/12/2025
2	6 Garrick Ct WHEELERS HILL 3150	\$1,528,000	27/11/2025
3	145 Lum Rd WHEELERS HILL 3150	\$1,405,000	18/10/2025

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:

18/03/2026 19:45

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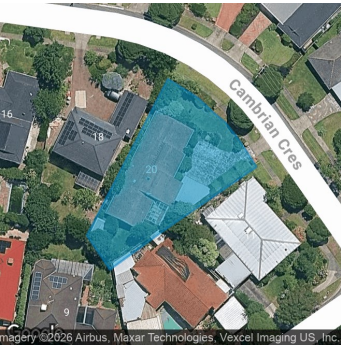
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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2025: \$1,518,000



4 2 2

Property Type: House

Land Size: 764 sqm approx

Agent Comments

Comparable Properties

23 Darlington Av WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,583,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 716 sqm approx



6 Garrick Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

3 2 2

Price: \$1,528,000

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 737 sqm approx



145 Lum Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 88498088