

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 Netherby Avenue, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,250,000

&

\$1,330,000

Median sale price

Median price

\$1,497,000

Property Type

House

Suburb

Wheelers Hill

Period - From

20/07/2025

to

19/07/2026

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	25 Calderwood Av WHEELERS HILL 3150	\$1,370,000	18/07/2026
2	6 Elkins Ct WHEELERS HILL 3150	\$1,190,000	16/05/2026
3	42 Chancellor Dr WHEELERS HILL 3150	\$1,242,000	09/05/2026

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:

20/07/2026 13:43



 4  2  3

Property Type: House

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



25 Calderwood Av WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  4

Price: \$1,370,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 753 sqm approx



6 Elkins Ct WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  4

Price: \$1,190,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)



42 Chancellor Dr WHEELERS HILL 3150 (REI)

Agent Comments

 5  2  4

Price: \$1,242,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 646 sqm approx