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

249 Brandon Park Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price	$1,413,500	Property Type	House	Suburb	Wheelers Hill
Period - From	04/06/2024	to 03/06/2025		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	714 Ferntree Gully Rd WHEELERS HILL 3150	$1,151,000	26/03/2025
2	43 Brandon Park Dr WHEELERS HILL 3150	$1,250,000	05/03/2025
3	9 Harbinger Ct WHEELERS HILL 3150	$1,215,000	04/03/2025

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: 04/06/2025 10:25

BARRYPLANT

Property Type:

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
04/06/2024 - 03/06/2025: $1,413,500

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Comparable Properties

714 Ferntree Gully Rd WHEELERS HILL 3150 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,151,000
Method: Private Sale
Date: 26/03/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments

43 Brandon Park Dr WHEELERS HILL 3150 (REI)

🛏 3   🛁 2   🚗 10

Price: $1,250,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 871 sqm approx

Agent Comments

9 Harbinger Ct WHEELERS HILL 3150 (REI)

🛏 3   🛁 1   🚗 2

Price: $1,215,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 831 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400