

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

32 Garnett Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$2,050,000 & \$2,250,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Wheelers Hill

Period - From 01/04/2024 to 31/03/2025 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	5 Samuel CI WHEELERS HILL 3150	\$2,302,000	23/05/2025
2	12 Heritage Ct WHEELERS HILL 3150	\$2,105,000	09/02/2025
3	42 Strathconnan PI WHEELERS HILL 3150	\$2,150,000	08/02/2025

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:

28/05/2025 15:23



5 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,050,000 - \$2,250,000
Median House Price
Year ending March 2025: \$1,400,000

Comparable Properties



5 Samuel CI WHEELERS HILL 3150 (REI)

Agent Comments

5 3 2

Price: \$2,302,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: House (Res)
Land Size: 958 sqm approx



12 Heritage Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 3 2

Price: \$2,105,000
Method: Auction Sale
Date: 09/02/2025
Property Type: House (Res)
Land Size: 671 sqm approx



42 Strathconnan PI WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 2 2

Price: \$2,150,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 713 sqm approx