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	

Indicative selling price

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

Range between	\$2,050,000	&	\$2,250,000
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Median sale price

Median price	\$1,400,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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



Property Type: House Agent Comments

Comparable Properties



5 Samuel CI WHEELERS HILL 3150 (REI)

Price: \$2,302,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res) Land Size: 958 sqm approx

Agent Comments



12 Heritage Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

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



Price: \$2,150,000 Method: Auction Sale Date: 08/02/2025

Property Type: House (Res) Land Size: 713 sqm approx

Account - Jellis Craig | P: 03 88498088





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