

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

39 Ninevah Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,478,889

Property Type

House

Suburb

Wheelers Hill

Period - From

01/01/2025

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	6 Austral Ct WHEELERS HILL 3150	\$1,130,000	28/04/2025
2	7 Manyung Ct MULGRAVE 3170	\$1,100,000	02/01/2025
3	147 Hansworth St MULGRAVE 3170	\$1,000,000	30/11/2024

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:

05/05/2025 09:24



3 1 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2025: \$1,478,889

Comparable Properties



6 Austral Ct WHEELERS HILL 3150 (REI) **Agent Comments**

4 1 2

Price: \$1,130,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Land Size: 658 sqm approx



7 Manyung Ct MULGRAVE 3170 (VG) **Agent Comments**

4 - -

Price: \$1,100,000
Method: Sale
Date: 02/01/2025
Property Type: House (Res)
Land Size: 672 sqm approx



147 Hansworth St MULGRAVE 3170 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,000,000
Method: Private Sale
Date: 30/11/2024
Property Type: House
Land Size: 717 sqm approx