Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

39 Ninevah Crescent, Wheelers Hill Vic 3150
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Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,478,889	Pro	perty 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.

Ad	dress 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









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)

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



7 Manyung Ct MULGRAVE 3170 (VG)

Agent Comments

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

Price: \$1,000,000 Method: Private Sale Date: 30/11/2024

Property Type: House Land Size: 717 sqm approx

Account - FITCH PARTNERS PTY LTD | P: 0391149888





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