

# 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

4 Rydal Place, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### 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	3 Locum Ct WHEELERS HILL 3150	\$1,295,000	22/03/2025
2	29 Kooringa Cr WHEELERS HILL 3150	\$1,257,000	01/03/2025
3	31 Calderwood Av WHEELERS HILL 3150	\$1,265,000	07/12/2024

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:

29/05/2025 14:28

4 Rydal Place, Wheelers Hill Vic 3150

Jellis  
Craig

Di Goldsmith  
8849 8088  
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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending March 2025: \$1,400,000



4 1 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 723 sqm approx  
**Agent Comments**

## Comparable Properties



**3 Locum Ct WHEELERS HILL 3150 (REI)**

**Agent Comments**

3 2 5

**Price:** \$1,295,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)



**29 Kooringa Cr WHEELERS HILL 3150 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$1,257,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx

**31 Calderwood Av WHEELERS HILL 3150 (VG)**

**Agent Comments**

3 - -

3 Bed, 2 Bath, 1 Car

**Price:** \$1,265,000  
**Method:** Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx

**Account - Jellis Craig | P: 03 88498088**



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