

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

5 SUNNYBROOK DRIVE WHEELERS HILL VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,396,500

Property type

Other

Suburb

Wheelers Hill

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

23 HEYSHAM DRIVE WHEELERS HILL VIC 3150	\$1,412,000	10-Dec-24
16 AJAX DRIVE WHEELERS HILL VIC 3150	\$1,502,777	01-Feb-25
5 KARJEN PLACE WHEELERS HILL VIC 3150	\$1,486,000	13-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 30 April 2025



23 HEYSHAM DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price

\$1,412,000

Sold Date

10-Dec-24

Distance

0.29km



16 AJAX DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price

\$1,502,777

Sold Date

01-Feb-25

Distance

1.11km



5 KARJEN PLACE WHEELERS HILL VIC 3150

3 2 1

Sold Price

^{RS} **\$1,486,000**

Sold Date

13-Apr-25

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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