

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

6 Walden Avenue, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,478,000

Property Type House

Suburb Wheelers Hill

Period - From 01/04/2025

to

31/03/2026

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	1 Aurora Ct GLEN WAVERLEY 3150	\$2,160,000	11/04/2026
2	7 Merrang Ct WHEELERS HILL 3150	\$2,300,000	07/12/2025
3	13 Remington Dr GLEN WAVERLEY 3150	\$2,500,000	22/11/2025

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:

20/04/2026 14:27



Property Type: House

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



1 Aurora Ct GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$2,160,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 650 sqm approx



7 Merrang Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 07/12/2025

Property Type: House (Res)

Land Size: 736 sqm approx



13 Remington Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 836 sqm approx