

## 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

7 WENDY COURT WHEELERS HILL VIC 3150

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Wheelers Hill

Period-from

18 Feb 2026

to

18 Aug 2026

Source

Cotality

### 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 5 THURZA COURT WHEELERS HILL VIC 3150   | \$1,566,000 | 19-Apr-26 |
| 3 CANTALA COURT WHEELERS HILL VIC 3150  | \$1,530,000 | 24-May-26 |
| 4 BLUEGUM AVENUE WHEELERS HILL VIC 3150 | \$1,600,000 | 22-Jul-26 |

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: 18 August 2026



## 5 THURZA COURT WHEELERS HILL VIC 3150

Sold Price

**\$1,566,000**

Sold Date

**19-Apr-26**

5

2

3

Distance

**0.09km**



## 3 CANTALA COURT WHEELERS HILL VIC 3150

Sold Price

**\$1,530,000**

Sold Date

**24-May-26**

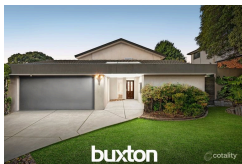
5

3

2

Distance

**0.4km**



## 4 BLUEGUM AVENUE WHEELERS HILL VIC 3150

Sold Price

<sup>RS</sup> **\$1,600,000**

Sold Date

**22-Jul-26**

5

3

2

Distance

**1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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