

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

9 Cope Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,550,000

&

\$1,705,000

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	3 Sara Dr WHEELERS HILL 3150	\$1,600,000	14/02/2026
2	9 Chipping Hill Ct WHEELERS HILL 3150	\$1,665,000	29/01/2026
3	42 Coniston Dr WHEELERS HILL 3150	\$1,556,500	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:

11/05/2026 11:27



4 3 2

Rooms: 7

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,705,000

Median House Price

Year ending March 2026: \$1,478,000

Comparable Properties



3 Sara Dr WHEELERS HILL 3150 (REI)

Agent Comments

5 3 2

Price: \$1,600,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)



9 Chipping Hill Ct WHEELERS HILL 3150 (VG)

Agent Comments

5 - -

Price: \$1,665,000

Method: Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 744 sqm approx



42 Coniston Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 3 2

Price: \$1,556,500

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 817 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000