

# 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

91 Jells Road, 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)

Range between \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$1,465,000

Property Type House

Suburb Wheelers Hill

Period - From 01/07/2023

to 30/09/2023

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	10 Heatherlea Dr WHEELERS HILL 3150	\$1,823,000	15/07/2023
2	53 Strickland Dr WHEELERS HILL 3150	\$1,790,000	25/09/2023
3	17 Darlington Av WHEELERS HILL 3150	\$1,753,000	18/11/2023

**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:

28/11/2023 11:29



**Property Type:** House  
**Land Size:** 999 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
September quarter 2023: \$1,465,000

All three properties exhibit a high degree of similarity with 91 Jells Road. Both 10 Heatherlea Dr and 17 Darlington Ave share identical features, including the similar floorplan, location, build year, and overall conditions as 91 Jells Road. Meanwhile, 53 Strickland Dr, while differing slightly in its floorplan with an additional bathroom, still aligns closely with 91 Jells Road in terms of location, school zone, and build year. Analysing these comparable sold properties provides a clear indication that this price range is reasonable, given the shared market context.

## Comparable Properties



**10 Heatherlea Dr WHEELERS HILL 3150 (REI)** **Agent Comments**



**Price:** \$1,823,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 784 sqm approx



**53 Strickland Dr WHEELERS HILL 3150 (REI)** **Agent Comments**



**Price:** \$1,790,000  
**Method:** Private Sale  
**Date:** 25/09/2023  
**Property Type:** House  
**Land Size:** 670 sqm approx



**17 Darlington Av WHEELERS HILL 3150 (REI)** **Agent Comments**



**Price:** \$1,753,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx