Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	16 Highwood Drive, Wheelers Hill Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000	Range between	\$1,150,000	&	\$1,265,000
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Median sale price

Median price	\$1,511,000	Pro	perty Type	House		Suburb	Wheelers Hill
Period - From	01/07/2023	to	30/06/2024		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

	areas or comparable property	1 1100	Date of Sale
1	38 Highwood Dr WHEELERS HILL 3150	\$1,287,500	20/04/2024
2	105 View Mount Rd GLEN WAVERLEY 3150	\$1,308,000	27/03/2024
3	117 Whites La GLEN WAVERLEY 3150	\$1,390,000	24/03/2024

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:	16/09/2024 16:03



Date of sale







Property Type: House **Land Size:** 668 sqm approx Agent Comments

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price Year ending June 2024: \$1,511,000

Comparable Properties

38 Highwood Dr WHEELERS HILL 3150 (VG)

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Price: \$1,287,500 Method: Sale Date: 20/04/2024

Property Type: House (Res) **Land Size:** 794 sqm approx

Agent Comments



105 View Mount Rd GLEN WAVERLEY 3150

(REI/VG)

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Price: \$1,308,000 Method: Private Sale Date: 27/03/2024 Property Type: House Land Size: 655 sqm approx **Agent Comments**



117 Whites La GLEN WAVERLEY 3150

(REI/VG)

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Price: \$1,390,000 **Method:** Auction Sale **Date:** 24/03/2024

Property Type: House (Res) Land Size: 748 sqm approx

Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000





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