

# 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

16 Highwood Drive, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,265,000

### Median sale price

Median price

\$1,511,000

Property 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	Price	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



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**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)

**Agent Comments**

4   -   -

**Price:** \$1,287,500  
**Method:** Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 794 sqm approx



105 View Mount Rd GLEN WAVERLEY 3150 (REI/VG)

**Agent Comments**

3   2   2

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



117 Whites La GLEN WAVERLEY 3150 (REI/VG)

**Agent Comments**

3   2   2

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 24/03/2024  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx

**Account - Roger Davis Wheelers Hill | P: 03 95605000**