

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 6 AUSTRAL COURT, WHEELERS HILL VIC

Indicated Price

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

Single price \$1,135,000

or range between

&

Median sale price

Median price \$1,396,000

Property type HOUSE

Suburb WHEELERS HILL

Period - From 02/11/2024

to

29/03/2025

Source CORELOGIC

Comparable property sales

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
45 NINEVAH CRESCENT WHEELERS HILL 3150	\$ 1,165,000	09/11//2024
44 STRADA CRESCENT WHEELERS HILL VIC 3150	\$1,116,000	02/11/2024
326 LUM ROAD WHEELERS HILL VIC 3150	\$ 1,158,000	30/12/2024

This Statement of Information was prepared on: 29/03/2025