

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

15 Bruford Avenue, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,401,000 Property Type House Suburb Wheelers Hill

Period - From 01/01/2024 to 31/12/2024 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	7 Ronston Ct WHEELERS HILL 3150	\$1,535,000	30/11/2024
2	142 Jells Rd WHEELERS HILL 3150	\$1,558,000	26/09/2024
3	3 Moodie Dr WHEELERS HILL 3150	\$1,570,000	22/09/2024

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:

19/02/2025 15:19



 4  2  2

Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2024: \$1,401,000

Comparable Properties



7 Ronston Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,535,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 682 sqm approx



142 Jells Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,558,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 691 sqm approx



3 Moodie Dr WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,570,000
Method: Auction Sale
Date: 22/09/2024
Property Type: House (Res)
Land Size: 663 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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