

# 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

18 Cootamundra 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)

Single price

\$1,195,000

### Median sale price

Median price

\$1,440,000

Property Type

House

Suburb

Wheelers Hill

Period - From

18/08/2024

to

17/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property             | Price       | Date of sale |
|--|-------------|--------------|
| 115 Strada Crescent Wheelers Hill VIC 3150 | \$1,180,000 | 01/11/2024   |
| 69 Strada Crescent Wheelers Hill VIC 3150  | \$1,245,000 | 22/10/2024   |
|  |             |              |

This Statement of Information was prepared on:

18/02/2025