

# 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

938 Waverley Road, Wheelers Hill Vic 3150

### Indicative selling price

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

Single price

\$1,880,000

### Median sale price

Median price

\$1,388,888

Property Type

House

Suburb

Wheelers Hill

Period - From

01/10/2024

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	33 Summit Cr GLEN WAVERLEY 3150	\$1,892,000	29/03/2025
2	22 View Mount Rd WHEELERS HILL 3150	\$1,808,800	15/03/2025
3			

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:

03/04/2025 13:18