

# 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

10 Patrick Court, 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)

Range between \$1,850,000 & \$1,950,000

### 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	42 Strathconnan PI WHEELERS HILL 3150	\$2,150,000	08/02/2025
2	20 The Woodland WHEELERS HILL 3150	\$2,075,000	29/11/2024
3	12 Dalkeith CI WHEELERS HILL 3150	\$2,210,000	26/10/2024

**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:

27/02/2025 21:06



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**Property Type:** House (Res)  
**Land Size:** 772 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
Year ending December 2024: \$1,401,000

## Comparable Properties



**42 Strathconnan PI WHEELERS HILL 3150 (REI)**

**Agent Comments**

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**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 08/02/2025  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



**20 The Woodland WHEELERS HILL 3150 (REI/VG)**

**Agent Comments**

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**Price:** \$2,075,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 930 sqm approx



**12 Dalkeith CI WHEELERS HILL 3150 (VG)**

**Agent Comments**

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**Price:** \$2,210,000  
**Method:** Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 677 sqm approx

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



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