

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

12 Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Range between \$3,900,000 & \$4,000,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Ormond

Period - From 05/01/2025 to 04/01/2026 Source Property Data

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	19 James St GLEN HUNTLY 3163	\$3,850,000	14/11/2025
2	2 Curley St BRIGHTON EAST 3187	\$4,100,000	13/09/2025
3	22 Jeffrey St BENTLEIGH 3204	\$3,968,000	23/07/2025

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:

05/01/2026 10:46

12 Wheeler Street, Ormond Vic 3204

JellisCraig

Sarah Gursansky

9593 4500

0467 533 309

sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$3,900,000 - \$4,000,000

Median House Price

05/01/2025 - 04/01/2026: \$1,800,000



5 4 3

Property Type: House

Comparable Properties



19 James St GLEN HUNTLY 3163 (REI)

Agent Comments

5 3 2

Price: \$3,850,000

Method: Private Sale

Date: 14/11/2025

Property Type: House (Res)

Land Size: 1714 sqm approx



2 Curley St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

6 6 4

Price: \$4,100,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 846 sqm approx



22 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

5 4 4

Price: \$3,968,000

Method: Private Sale

Date: 23/07/2025

Property Type: House

Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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