

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 12 Wheeler Street, Ormond Vic 3204
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:

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Indicative Selling Price

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

Median House Price

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



Property Type: House

Comparable Properties



19 James St GLEN HUNTLY 3163 (REI)



Price: \$3,850,000

Method: Private Sale

Date: 14/11/2025

Property Type: House (Res)

Land Size: 1714 sqm approx

Agent Comments



2 Curley St BRIGHTON EAST 3187 (REI/VG)



Price: \$4,100,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 846 sqm approx

Agent Comments



22 Jeffrey St BENTLEIGH 3204 (REI/VG)



Price: \$3,968,000

Method: Private Sale

Date: 23/07/2025

Property Type: House

Land Size: 697 sqm approx

Agent Comments

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