

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

13 Highwood Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,478,889

Property Type

House

Suburb

Wheelers Hill

Period - From

01/01/2025

to

31/03/2025

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	108 Mary Av WHEELERS HILL 3150	\$1,442,000	14/12/2024
2	20 Highwood Dr WHEELERS HILL 3150	\$1,352,000	09/11/2024
3	135 Whites La WHEELERS HILL 3150	\$1,470,000	12/10/2024

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:

09/04/2025 16:55



Property Type: House (Previously Occupied - Detached)
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March quarter 2025: \$1,478,889

Comparable Properties



108 Mary Av WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,442,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 648 sqm approx



20 Highwood Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,352,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 668 sqm approx



135 Whites La WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,470,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 727 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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