

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

**Section 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

20 Cootamundra Drive, Wheelers Hill (3 Bed 1 Bath 2 Car)

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,000,000 & \$1,100,000

**Median sale price**

Median price | Apartment *House* | Suburb *Wheelers Hill*

Period - From *1june 2024* to *1 June 2025* | Source *RP 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**

1 Conrad Place, Wheelers Hill	\$1,020,000	29 Aug 2024
700 Ferntree Gully Road, Whelers Hill	\$1,085,000	26 Jan 2025
39 Nineva Crecent, Wheelers Hill	\$1,081,000	31 May 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: *5 June 2025*