

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

23 Heysham Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,488,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/10/2023

to

30/09/2024

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.

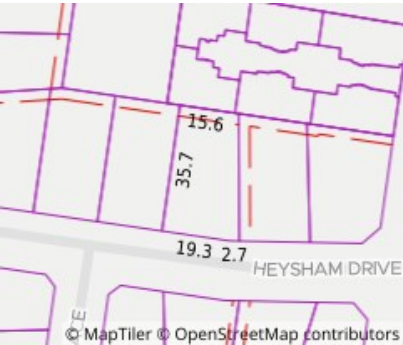
	Address of comparable property	Price	Date of sale
1	57 Jells Rd WHEELERS HILL 3150	\$1,300,000	02/10/2024
2	29 Bruford Av WHEELERS HILL 3150	\$1,316,000	21/06/2024
3	83 Phoenix Dr WHEELERS HILL 3150	\$1,385,000	17/06/2024

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:

29/11/2024 12:58



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Property Type: House (Previously Occupied - Detached)
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending September 2024: \$1,488,000

Comparable Properties



57 Jells Rd WHEELERS HILL 3150 (REI)

Agent Comments

 5  2  3

Price: \$1,300,000
Method: Private Sale
Date: 02/10/2024
Property Type: House
Land Size: 638 sqm approx



29 Bruford Av WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,316,000
Method: Private Sale
Date: 21/06/2024
Property Type: House (Res)
Land Size: 654 sqm approx



83 Phoenix Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,385,000
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 658 sqm approx