

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

249 Brandon Park Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	39 Ninevah Cr WHEELERS HILL 3150	\$1,081,000	31/05/2025
2	160 Brandon Park Dr WHEELERS HILL 3150	\$1,125,000	31/05/2025
3	714 Ferntree Gully Rd WHEELERS HILL 3150	\$1,151,000	26/03/2025

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:

16/06/2025 10:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2025: \$1,478,889

Comparable Properties



39 Ninevah Cr WHEELERS HILL 3150 (REI) [Agent Comments](#)



Price: \$1,081,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 658 sqm approx



160 Brandon Park Dr WHEELERS HILL 3150 (REI) [Agent Comments](#)



Price: \$1,125,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 657 sqm approx



714 Ferntree Gully Rd WHEELERS HILL 3150 (REI) [Agent Comments](#)



Price: \$1,151,000
Method: Private Sale
Date: 26/03/2025
Property Type: House
Land Size: 650 sqm approx