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 2	249 Brandon Park Drive, Wheelers Hill Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,478,889	Pro	perty 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

Add	dress 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 comparableproperties 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



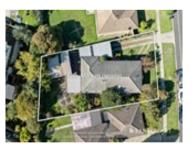
39 Ninevah Cr WHEELERS HILL 3150 (REI)

Method: Auction Sale

Price: \$1,081,000

Date: 31/05/2025 Property Type: House (Res) Land Size: 658 sqm approx

Agent Comments



160 Brandon Park Dr WHEELERS HILL 3150 (REI)





Price: \$1,125,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 657 sqm approx **Agent Comments**



714 Ferntree Gully Rd WHEELERS HILL 3150 (REI)

Price: \$1,151,000 Method: Private Sale Date: 26/03/2025 Property Type: House



Agent Comments

Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9803 0400





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