

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

4 Domino Court, 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 \$1,455,000

Property Type House

Suburb Wheelers Hill

Period - From 01/10/2024

to

30/09/2025

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	27 Threadbow Cr WHEELERS HILL 3150	\$1,460,000	11/10/2025
2	5 Entally Dr WHEELERS HILL 3150	\$1,350,000	08/10/2025
3	98 View Mount Rd WHEELERS HILL 3150	\$1,446,000	07/06/2025

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:

02/12/2025 09:30



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending September 2025: \$1,455,000

Comparable Properties



27 Threadbow Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 709 sqm approx



5 Entally Dr WHEELERS HILL 3150 (VG)

Agent Comments



Price: \$1,350,000
Method: Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 654 sqm approx



98 View Mount Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,446,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 653 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000