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	Range between \$1	1,250,000	&	\$1,375,000
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Median sale price

Median price	\$1,455,000	Pro	perty Type H	louse		Suburb	Wheelers Hill
Period - From	01/10/2024	to	30/09/2025	S	ource	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	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 comparableproperties 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



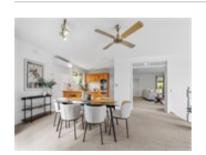






Indicative Selling Price \$1,250,000 - \$1,375,000 **Median House Price** Year ending September 2025: \$1,455,000

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





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