

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 Rennison Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,455,000

Property Type

House

Suburb

Wheelers Hill

Period - From

02/10/2024

to

01/10/2025

Source

Property Data

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	1 Enrica PI WHEELERS HILL 3150	\$1,326,000	20/09/2025
2	3 Locum Ct WHEELERS HILL 3150	\$1,305,000	20/07/2025
3	4 Renoir Ct WHEELERS HILL 3150	\$1,308,000	19/07/2025

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:

02/10/2025 12:29



 4  1  2

Rooms: 6
Property Type: House
Land Size: 761.676 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
02/10/2024 - 01/10/2025: \$1,455,000

Comparable Properties

1 Enrica PI WHEELERS HILL 3150 (REI)

Agent Comments

 3  1  2

Price: \$1,326,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 747 sqm approx



3 Locum Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

 3  2  5

Price: \$1,305,000
Method: Auction Sale
Date: 20/07/2025
Property Type: House (Res)
Land Size: 747 sqm approx



4 Renoir Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,308,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 771 sqm approx

Account - Barry Plant | P: 03 9803 0400