Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Wheelers Hill
Period - From	01/04/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	16 Kooringa Cr WHEELERS HILL 3150	\$1,288,888	24/06/2025
2	28 Meadowbrook Dr WHEELERS HILL 3150	\$1,285,000	14/06/2025
3			

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:	07/07/2025 10:06



Date of sale







Property Type:

Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending March 2025: \$1,400,000

Comparable Properties



16 Kooringa Cr WHEELERS HILL 3150 (REI)

Price: \$1,288,888 Method: Private Sale Date: 24/06/2025 Property Type: House Land Size: 659 sqm approx Agent Comments



28 Meadowbrook Dr WHEELERS HILL 3150 (REI)

Agent Comments

Price: \$1,285,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 654 sqm approx

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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