

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

6 Cynisca Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,400,000

Property 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 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	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



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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)

Agent Comments

4 2 1

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



28 Meadowbrook Dr WHEELERS HILL 3150 (REI)

Agent Comments

4 2 4

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.