

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 GARDEN COURT WHEELERS HILL VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,160,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

6 SHERINGHAM DRIVE WHEELERS HILL VIC 3150	\$2,250,000	11-Oct-25
75-77 LUM ROAD WHEELERS HILL VIC 3150	\$2,180,000	07-Nov-25

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 6 months.

This Statement of Information was prepared on: 14 March 2026



6 SHERINGHAM DRIVE WHEELERS HILL VIC 3150

 5
  2
  2

Sold Price

\$2,250,000

Sold Date

11-Oct-25

Distance

0.17km



75-77 LUM ROAD WHEELERS HILL VIC 3150

 6
  2
  4

Sold Price

^{RS} **\$2,180,000**

Sold Date

07-Nov-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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