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	841 Ferntree Gully Road, Wheelers Hill VIC 3150

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,526,500 Property Type House Suburb Wheelers Hill

Period - From 23/08/2025 to 22/02/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 El Greco Court Wheelers Hill VIC 3150	$1,040,000	21/02/2026
3 Silvana Court Wheelers Hill VIC 3150	$1,225,000	14/12/2025
17 Graduate Crescent Wheelers Hill VIC 3150	$1,160,000	03/09/2025

This Statement of Information was prepared on: 23/02/2026