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	42 Chancellor Drive, Wheelers Hill VIC 3150

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price $1,520,000 Property Type House Suburb Wheelers Hill

Period - From 10/10/2025 to 09/04/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
65 Chancellor Drive Wheelers Hill VIC 3150	$1,255,000	22/11/2025
92 Cootamundra Drive Wheelers Hill VIC 3150	$1,200,000	04/03/2026

This Statement of Information was prepared on: 10/04/2026