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	11 Darriwell Court, Wheelers Hill VIC 3150

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,513,000 Property Type House Suburb Wheelers Hill

Period - From 04/02/2026 to 03/08/2026 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
1 Fuchsia Court Wheelers Hill VIC 3150	$1,160,000	24/04/2026
81 Cootamundra Drive Wheelers Hill VIC 3150	$1,130,000	18/07/2026
228 Brandon Park Drive Wheelers Hill VIC 3150	$1,150,000	25/02/2026

This Statement of Information was prepared on: 04/08/2026