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	85 Petronella Avenue, 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 $1,506,500 Property Type House Suburb Wheelers Hill

Period - From 01/04/2023 to 31/03/2024 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	39 Rembrandt Dr WHEELERS HILL 3150	$1,270,000	20/04/2024
2	992 Waverley Rd WHEELERS HILL 3150	$1,267,000	20/04/2024
3	65 Donald Rd WHEELERS HILL 3150	$1,265,000	13/03/2024

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: 13/05/2024 09:22

85 Petronella Avenue, Wheelers Hill Vic 3150

Lily Chen
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4 2 2

Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending March 2024: $1,506,500

Comparable Properties

39 Rembrandt Dr WHEELERS HILL 3150 (REI)

4 2 2

Agent Comments

Price: $1,270,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)



992 Waverley Rd WHEELERS HILL 3150 (REI)

4 2 1

Agent Comments

Price: $1,267,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 700 sqm approx



65 Donald Rd WHEELERS HILL 3150 (REI/VG)

4 2 2

Agent Comments

Price: $1,265,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: House (Res)
Land Size: 723 sqm approx

Account - Jellis Craig | P: 03 88498088

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