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	142 Jells Road, Wheelers Hill Vic 3150

Indicative selling price

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

Single price $1,600,000

Median sale price

Median price $1,440,000 Property Type House Suburb Wheelers Hill

Period - From 01/04/2024 to 30/06/2024 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	3 Merrang Ct WHEELERS HILL 3150	$1,560,000	24/08/2024
2	40 Brentwood Dr GLEN WAVERLEY 3150	$1,557,000	13/07/2024
3	4 Ryrie Pl WHEELERS HILL 3150	$1,550,000	04/05/2024

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.~~

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142 Jells Road, Wheelers Hill Vic 3150

Lily Chen
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Indicative Selling Price
$1,600,000
Median House Price
June quarter 2024: $1,440,000



4 2 2

Property Type: House
Land Size: 691 sqm approx

Agent Comments

Comparable Properties

3 Merrang Ct WHEELERS HILL 3150 (REI)

4 2 2

Agent Comments

Price: $1,560,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)



40 Brentwood Dr GLEN WAVERLEY 3150 (REI)

4 2 2

Agent Comments

Price: $1,557,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 673 sqm approx



4 Ryrie Pl WHEELERS HILL 3150 (REI/VG)

4 2 4

Agent Comments

Price: $1,550,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 673 sqm approx

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