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	4 Oregan Close, Wheelers Hill Vic 3150

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,478,889 Property Type House Suburb Wheelers Hill

Period - From 01/01/2025 to 31/03/2025 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	25 Farnham Av WHEELERS HILL 3150	$1,646,000	12/04/2025
2	11 Cope Ct WHEELERS HILL 3150	$1,530,000	05/04/2025
3	27 Honeysuckle Av WHEELERS HILL 3150	$1,400,000	26/03/2025

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: 08/05/2025 11:35

4 Oregan Close, Wheelers Hill Vic 3150

Sue Li
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5 2 2

Property Type: House
Land Size: 718 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
March quarter 2025: $1,478,889

Comparable Properties



25 Farnham Av WHEELERS HILL 3150 (REI)

4 3 2

Price: $1,646,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



11 Cope Ct WHEELERS HILL 3150 (REI)

4 3 2

Price: $1,530,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 516 sqm approx

Agent Comments



27 Honeysuckle Av WHEELERS HILL 3150 (REI)

5 3 4

Price: $1,400,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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