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	1 IRENE COURT WHEELERS HILL VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,550,000	&	$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,396,500	Property type	House	Suburb	Wheelers Hill
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
6 TRAFFORD COURT WHEELERS HILL VIC 3150	$1,575,500	07-Dec-24
27 BELINDA CRESCENT WHEELERS HILL VIC 3150	$1,724,000	26-Oct-24
67 DARNLEY GROVE WHEELERS HILL VIC 3150	$1,550,500	08-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 20 April 2025

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6 TRAFFORD COURT WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,575,500** Sold Date **07-Dec-24**

Distance **0.12km**



27 BELINDA CRESCENT WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,724,000** Sold Date **26-Oct-24**

Distance **0.28km**



67 DARNLEY GROVE WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,550,500** Sold Date **08-Feb-25**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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