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	3 PATRICK 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	$1,400,000	&	$1,540,000

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
2 KINGS LYNN PLACE WHEELERS HILL VIC 3150	$1,606,666	28-Feb-25
23 HEYSHAM DRIVE WHEELERS HILL VIC 3150	$1,412,000	10-Dec-24
108 MARY AVENUE WHEELERS HILL VIC 3150	$1,442,000	14-Dec-24

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: 17 April 2025

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2 KINGS LYNN PLACE WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,606,666** Sold Date **28-Feb-25**

Distance **0.35km**



23 HEYSHAM DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,412,000** Sold Date **10-Dec-24**

Distance **0.53km**



108 MARY AVENUE WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,442,000** Sold Date **14-Dec-24**

Distance **0.76km**

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

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