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	28 Meadowbrook Drive, Wheelers Hill VIC 3150

Indicative selling price

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

Range between $1,210,000 & $1,250,000

Median sale price

Median price $1,400,000 Property Type House Suburb Wheelers Hill

Period - From 10/12/2024 to 09/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
22 Strada Crescent Wheelers Hill VIC 3150	$1,268,000	26/04/2025
104 Jells Road Wheelers Hill VIC 3150	$1,292,500	08/02/2025
74 Phoenix Drive Wheelers Hill VIC 3150	$1,302,000	08/02/2025

This Statement of Information was prepared on: 10/06/2025