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	2 Tom Begg Court, Wheelers Hill VIC 3150

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

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

Period - From 23/11/2024 to 22/05/2025 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
45 Donald Road Wheelers Hill VIC 3150	$2,335,000	12/04/2025
878 Waverley Road Wheelers Hill VIC 3150	$2,300,000	08/03/2025
17 Banksia Court Wheelers Hill VIC 3150	$2,400,000	08/02/2025

This Statement of Information was prepared on: 23/05/2025