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 MURILLO 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	$1,800,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,400,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Jun 2024	to	31 May 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
1 IRENE COURT WHEELERS HILL VIC 3150	$1,756,000	17-May-25
4 LIAN CLOSE WHEELERS HILL VIC 3150	$1,716,000	09-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: 03 June 2025

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1 IRENE COURT WHEELERS HILL VIC 3150

4 3 2

Sold Price RS **$1,756,000** Sold Date **17-May-25**

Distance **0.42km**



4 LIAN CLOSE WHEELERS HILL VIC 3150

5 2 2

Sold Price **$1,716,000** Sold Date **09-Feb-25**

Distance **0.48km**

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

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