

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 Leatherwood Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

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

Period - From 01/04/2024 to 31/03/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	39 Ninevah Cr WHEELERS HILL 3150	\$1,081,000	31/05/2025
2	160 Brandon Park Dr WHEELERS HILL 3150	\$1,125,000	31/05/2025
3	18 Cootamundra Dr WHEELERS HILL 3150	\$1,180,000	22/02/2025

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 six months.~~

This Statement of Information was prepared on: 20/06/2025 13:50



Property Type: House

Agent Comments

Comparable Properties



39 Ninevah Cr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,081,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 658 sqm approx



160 Brandon Park Dr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,125,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 657 sqm approx



18 Cootamundra Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 671 sqm approx

Account - Jellis Craig | P: 03 88498088