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	47 Chancellor Drive, Wheelers Hill VIC 3150

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $1,449,000 Property Type House Suburb Wheelers Hill

Period - From 21/02/2025 to 21/08/2025 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
31 Woolwich Drive Mulgrave VIC 3170	$1,110,000	16/08/2025
79 Brandon Park Drive Wheelers Hill VIC 3150	$1,120,000	23/06/2025
70 Wanda Street Mulgrave VIC 3170	$1,201,000	05/07/2025

This Statement of Information was prepared on: 22/08/2025