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	12 Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Range between $3,900,000 & $4,000,000

Median sale price

Median price $1,800,000 Property Type House Suburb Ormond

Period - From 05/01/2025 to 04/01/2026 Source Property Data

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	19 James St GLEN HUNTLY 3163	$3,850,000	14/11/2025
2	2 Curley St BRIGHTON EAST 3187	$4,100,000	13/09/2025
3	22 Jeffrey St BENTLEIGH 3204	$3,968,000	23/07/2025

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: 05/01/2026 10:46

12 Wheeler Street, Ormond Vic 3204

JellisCraig

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5 4 3

Property Type: House

Indicative Selling Price
$3,900,000 - $4,000,000
Median House Price
05/01/2025 - 04/01/2026: $1,800,000

Comparable Properties



19 James St GLEN HUNTLY 3163 (REI)

5 3 2

Price: $3,850,000
Method: Private Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 1714 sqm approx

Agent Comments



2 Curley St BRIGHTON EAST 3187 (REI/VG)

6 6 4

Price: $4,100,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments



22 Jeffrey St BENTLEIGH 3204 (REI/VG)

5 4 4

Price: $3,968,000
Method: Private Sale
Date: 23/07/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments

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