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	8 Belinda Crescent, Wheelers Hill VIC 3150

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,465,400 Property Type House Suburb Wheelers Hill

Period - From 13/06/2025 to 12/12/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
17 Heatherlea Drive Wheelers Hill VIC 3150	$1,880,000	30/09/2025
19 Tom Begg Court Wheelers Hill VIC 3150	$1,888,000	17/09/2025

This Statement of Information was prepared on: 13/12/2025