

# 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

108 Cootamundra Drive, Wheelers Hill VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,320,000

### Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

Wheelers Hill

Period - From

27/08/2025

to

26/02/2026

Source

Cotality™

### 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
4 Brownlee Crescent Wheelers Hill VIC 3150	\$1,265,000	23/03/2025
5 Austral Court Wheelers Hill VIC 3150	\$1,330,000	11/10/2025
138 Brandon Park Drive Wheelers Hill VIC 3150	\$1,318,000	01/02/2026

This Statement of Information was prepared on:

27/02/2026