

## 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

820-830 FERNTREE GULLY ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$781,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Wheelers Hill

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

2/8 COUNTY CLOSE WHEELERS HILL VIC 3150	\$750,000	30-Nov-23
3/60 DONALD ROAD WHEELERS HILL VIC 3150	\$939,000	29-Apr-23
5/193-195 JELLS ROAD WHEELERS HILL VIC 3150	\$705,000	13-May-23

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 6 months.

This Statement of Information was prepared on: 28 June 2024



**2/8 COUNTY CLOSE WHEELERS  
HILL VIC 3150**

2 1 1

Sold Price

**\$750,000**

Sold Date **30-Nov-23**

Distance **0.23km**



**3/60 DONALD ROAD WHEELERS  
HILL VIC 3150**

3 2 2

Sold Price

**\$939,000**

Sold Date **29-Apr-23**

Distance **0.23km**



**5/193-195 JELLS ROAD WHEELERS  
HILL VIC 3150**

2 1 1

Sold Price

**\$705,000**

Sold Date **13-May-23**

Distance **0.26km**



**4/137 JELLS ROAD WHEELERS  
HILL VIC 3150**

3 2 2

Sold Price

**\$904,000**

Sold Date **11-Feb-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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