

# 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 Belvedere Avenue, 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 \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,510,500 Property Type House Suburb Wheelers Hill

Period - From 01/07/2025 to 30/09/2025 Source REIV

### 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	32 View Mount Rd WHEELERS HILL 3150	\$1,950,000	22/09/2025
2	2 Belvedere Av WHEELERS HILL 3150	\$2,121,000	26/07/2025
3	24 Mackintosh Rd WHEELERS HILL 3150	\$1,900,000	11/07/2025

**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: 07/12/2025 21:56



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 995 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
September quarter 2025: \$1,510,500

## Comparable Properties

32 View Mount Rd WHEELERS HILL 3150 (REI)

Agent Comments



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 22/09/2025  
**Property Type:** House (Res)  
**Land Size:** 1033 sqm approx



2 Belvedere Av WHEELERS HILL 3150 (REI/VG)

Agent Comments



**Price:** \$2,121,000  
**Method:** Auction Sale  
**Date:** 26/07/2025  
**Property Type:** House (Res)  
**Land Size:** 1007 sqm approx

24 Mackintosh Rd WHEELERS HILL 3150 (VG)

Agent Comments



**Price:** \$1,900,000  
**Method:** Sale  
**Date:** 11/07/2025  
**Property Type:** House (Res)  
**Land Size:** 1254 sqm approx

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