

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

7 Tracey Court, Wheelers Hill Vic 3150

Indicative selling price

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

Single price \$1,738,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Wheelers Hill

Period - From 01/10/2024

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	11 Ajax Dr WHEELERS HILL 3150	\$1,750,000	08/08/2025
2			
3			

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:

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Indicative Selling Price
\$1,738,000

Median House Price
Year ending September 2025: \$1,455,000



 4  2  2

Property Type: House
Land Size: 932 sqm approx
Agent Comments

Comparable Properties

11 Ajax Dr WHEELERS HILL 3150 (VG)

Agent Comments

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Price: \$1,750,000
Method: Sale
Date: 08/08/2025
Property Type: House (Res)
Land Size: 843 sqm approx

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.