

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

180 Lum Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price	\$1,548,000	Property Type	House	Suburb	Wheelers Hill
Period - From	01/10/2025	to	31/12/2025	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 Viggers Pde GLEN WAVERLEY 3150	\$1,770,000	14/02/2026
2	1 The Woodland WHEELERS HILL 3150	\$1,788,000	26/11/2025
3	9 Dalkeith Cl WHEELERS HILL 3150	\$1,750,000	10/11/2025

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:

17/02/2026 15:35



Rooms: 6
Property Type: House
Land Size: 957 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

December quarter 2025: \$1,548,000

Comparable Properties



11 Viggers Pde GLEN WAVERLEY 3150 (REI)



Price: \$1,770,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 782 sqm approx

[Agent Comments](#)



1 The Woodland WHEELERS HILL 3150 (REI)



Price: \$1,788,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 898 sqm approx

[Agent Comments](#)



9 Dalkeith CI WHEELERS HILL 3150 (REI/VG)



Price: \$1,750,000
Method: Private Sale
Date: 10/11/2025
Property Type: House
Land Size: 757 sqm approx

[Agent Comments](#)

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