

# 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](http://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 CI 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



4 2 2

**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)

**Agent Comments**

4 2 2

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



1 The Woodland WHEELERS HILL 3150 (REI)

**Agent Comments**

5 2 3

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



9 Dalkeith CI WHEELERS HILL 3150 (REI/VG)

**Agent Comments**

4 2 2

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