

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

6 PRISCILLA CLOSE WHEELERS HILL VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,526,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

32 ERSKINE CRESCENT WHEELERS HILL VIC 3150	\$1,330,000	18-Dec-25
32 AMELIA AVENUE WHEELERS HILL VIC 3150	\$1,360,000	19-Sep-25
4 RENNISON COURT WHEELERS HILL VIC 3150	\$1,400,000	25-Oct-25

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: 02 March 2026



32 ERSKINE CRESCENT WHEELERS Sold Price **\$1,330,000** Sold Date **18-Dec-25**
HILL VIC 3150

 5  3  2

Distance **0.43km**



32 AMELIA AVENUE WHEELERS Sold Price **\$1,360,000** Sold Date **19-Sep-25**
HILL VIC 3150

 3  2  2

Distance **0.2km**



4 RENNISON COURT WHEELERS Sold Price **\$1,400,000** Sold Date **25-Oct-25**
HILL VIC 3150

 4  2  1

Distance **1.66km**

RS = Recent sale **UN** = Undisclosed Sale

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