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	1 Gumtree Close, Wheelers Hill, Vic 3150

Indicative selling price

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

range between $1,400,000 & $1,480,000

Median sale price

Median price	$1,507,000	Property type	*House*	Suburb	Wheelers Hill

Period - From	01/03/2025	to	28/02/2026	Source PropTrack

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
17 Ninevah Crescent, Wheelers Hill, VIC 3150	$1,509,000	07/02/2026
4 Samantha Close, Wheelers Hill, VIC 3150	$1,390,000	10/03/2026
27 Threadbow Crescent, Wheelers Hill, VIC 3150	$1,460,000	11/10/2025

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: 11/03/2026