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	4/32-34 GRANDVIEW ROAD 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	$950,000	&	$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,022,500	Property type	Unit	Suburb	Wheelers Hill
Period-from	01 Apr 2025	to	31 Mar 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
40 OAK TERRACE WHEELERS HILL VIC 3150	$992,500	10-Feb-26

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: 20 April 2026

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40 OAK TERRACE WHEELERS HILL VIC 3150 Sold Price **$992,500** Sold Date **10-Feb-26**

3 2 2 Distance **0.47km**

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

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