

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

2/3 BELLA COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,006,250

Property type

Unit

Suburb

Wheelers Hill

Period-from

01 Aug 2025

to

31 Jul 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

1/137 JELLS ROAD WHEELERS HILL VIC 3150	\$1,210,000	21-Feb-26
3/21-23 BOTANIC DRIVE GLEN WAVERLEY VIC 3150	\$1,088,888	02-Jun-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: 21 August 2026



1/137 JELLS ROAD WHEELERS HILL VIC 3150

 4
  2
  2

Sold Price \$1,210,000 Sold Date 21-Feb-26

Distance **1.9km**



3/21-23 BOTANIC DRIVE GLEN WAVERLEY VIC 3150

 4
  3
  2

Sold Price \$1,088,888 Sold Date 02-Jun-26

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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