

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 SUMMERHILL AVENUE 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,476,500

Property type

House

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

23 ALEX AVENUE WHEELERS HILL VIC 3150	\$1,634,888	31-Mar-26
12 ASHDOWN WAY WHEELERS HILL VIC 3150	\$1,710,000	15-Apr-26
14 GAINSBOROUGH AVENUE WHEELERS HILL VIC 3150	\$1,650,000	10-May-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: 18 August 2026


23 ALEX AVENUE WHEELERS HILL VIC 3150

Sold Price

\$1,634,888

Sold Date

31-Mar-26
 4

 2

 2

Distance

0.75km

12 ASHDOWN WAY WHEELERS HILL VIC 3150

Sold Price

\$1,710,000

Sold Date

15-Apr-26
 4

 2

 2

Distance

1.31km

14 GAINSBOROUGH AVENUE WHEELERS HILL VIC 3150

Sold Price

\$1,650,000

Sold Date

10-May-26
 6

 3

 2

Distance

1.33km
RS = Recent sale

UN = Undisclosed Sale

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