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

9 REDLEAF WAY WHEELERS HILL VIC 3150

Indicative selling price

Period-from

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

Single Price		or range between	31 150 000	&	\$1,250,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$1,400,000	Property type	House	Suburb	Wheelers Hill

30 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale
104 JELLS ROAD WHEELERS HILL VIC 3150	\$1,292,500	08-Feb-25
714 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150	\$1,151,000	26-Mar-25
18 COOTAMUNDRA DRIVE WHEELERS HILL VIC 3150	\$1,180,000	22-Feb-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.

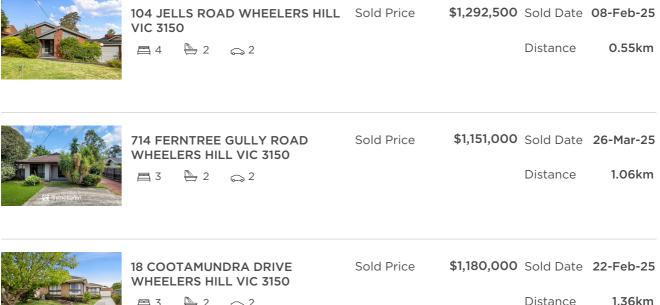
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RS = Recent sale UN = Undisclosed Sale

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