

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 PORTOBELLO PLACE 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

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

5 LORETTA AVENUE WHEELERS HILL VIC 3150	\$1,270,000	16-Mar-25
71 DARNLEY GROVE WHEELERS HILL VIC 3150	\$1,211,000	08-Feb-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.~~

This Statement of Information was prepared on: 01 July 2025



5 LORETTA AVENUE WHEELERS HILL VIC 3150

4 2 2

Sold Price

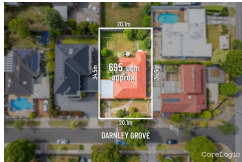
\$1,270,000

Sold Date

16-Mar-25

Distance

0.35km



71 DARNLEY GROVE WHEELERS HILL VIC 3150

5 5 1

Sold Price

\$1,211,000

Sold Date

08-Feb-25

Distance

1.31km



18 COOTAMUNDRA DRIVE WHEELERS HILL VIC 3150

3 2 2

Sold Price

\$1,180,000

Sold Date

22-Feb-25

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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