

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 BOX CLOSE 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Sep 2025

to

31 Aug 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

4 TRUSCOTT COURT WHEELERS HILL VIC 3150	\$940,000	05-Sep-26
2 RENOIR COURT WHEELERS HILL VIC 3150	\$1,050,000	12-Sep-26
4 MALABAR COURT WHEELERS HILL VIC 3150	\$1,030,000	18-Aug-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: 30 September 2026



4 TRUSCOTT COURT WHEELERS HILL VIC 3150

3 1 2

Sold Price ^{RS} **\$940,000** ^{UN} Sold Date **05-Sep-26**

Distance **0.64km**



2 RENOIR COURT WHEELERS HILL VIC 3150

4 2 2

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **12-Sep-26**

Distance **0.8km**



4 MALABAR COURT WHEELERS HILL VIC 3150

3 1 -

Sold Price ^{RS} **\$1,030,000** ^{UN} Sold Date **18-Aug-26**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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