

# 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

209 Jells Road, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Wheelers Hill

Period - From 01/04/2024 to 31/03/2025 Source REIV

### 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 six 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	11 Dalkeith CI WHEELERS HILL 3150	\$1,990,000	29/03/2025
2	12 Heritage Ct WHEELERS HILL 3150	\$2,105,000	09/02/2025
3	42 Strathconnan PI WHEELERS HILL 3150	\$2,150,000	08/02/2025

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 six months.~~

This Statement of Information was prepared on:

12/05/2025 11:55



5 3 2

Property Type: House

Agent Comments

## Comparable Properties



11 Dalkeith Ct WHEELERS HILL 3150 (REI)

Agent Comments

5 3 2

Price: \$1,990,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 670 sqm approx



12 Heritage Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 3 2

Price: \$2,105,000

Method: Auction Sale

Date: 09/02/2025

Property Type: House (Res)

Land Size: 671 sqm approx



42 Strathconnan Pl WHEELERS HILL 3150 (REI)

Agent Comments

5 2 2

Price: \$2,150,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 713 sqm approx