

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

25 Sheringham Drive, Wheelers Hill Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,750,000

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	330 Gallaghers Rd GLEN WAVERLEY 3150	\$1,738,000	12/04/2025
2	35 Chancellor Dr WHEELERS HILL 3150	\$1,540,000	01/03/2025
3	16 Ajax Dr WHEELERS HILL 3150	\$1,502,777	01/02/2025

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:

16/05/2025 11:20

25 Sheringham Drive, Wheelers Hill Vic 3150

**Jellis
Craig**

Calvin Huang

8849 8088

0433 625 756

calvinhuang@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending March 2025: \$1,400,000



 4  2  2

Property Type: House

Land Size: 952 sqm approx

Agent Comments

Comparable Properties



330 Gallaghers Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,738,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House

Land Size: 992 sqm approx



35 Chancellor Dr WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  1

Price: \$1,540,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 896 sqm approx



16 Ajax Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,502,777

Method: Auction Sale

Date: 01/02/2025

Property Type: House

Land Size: 843 sqm approx

Account - Jellis Craig | P: 03 88498088



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