

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

40 COOTAMUNDRA DRIVE 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

\$1,150,000

&

\$1,250,000

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

108 COOTAMUNDRA DRIVE WHEELERS HILL VIC 3150	\$1,331,000	28-Mar-26
8 DRYSDALE COURT WHEELERS HILL VIC 3150	\$1,238,000	23-May-26
81 COOTAMUNDRA DRIVE WHEELERS HILL VIC 3150	\$1,130,000	18-Jul-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: 14 September 2026



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**108 COOTAMUNDRA DRIVE
WHEELERS HILL VIC 3150**

4 2 2

Sold Price **\$1,331,000** Sold Date **28-Mar-26**

Distance **0.51km**



**8 DRYSDALE COURT WHEELERS
HILL VIC 3150**

4 2 2

Sold Price ^{RS} **\$1,238,000** Sold Date **23-May-26**

Distance **0.45km**



**81 COOTAMUNDRA DRIVE
WHEELERS HILL VIC 3150**

3 1 2

Sold Price ^{RS} **\$1,130,000** Sold Date **18-Jul-26**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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