

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 Sunnybrook Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$1,502,500 Property Type House Suburb Wheelers Hill

Period - From 14/05/2025 to 13/05/2026 Source Property Data

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 | 18 Sheringham Dr WHEELERS HILL 3150 | \$3,400,000 | 01/02/2026 |
| 2 | 5 Redleaf Way WHEELERS HILL 3150 | \$2,870,000 | 19/03/2026 |
| 3 | 12 Kirstina Rd GLEN WAVERLEY 3150 | \$3,100,000 | 16/03/2026 |

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: 14/05/2026 16:46



 4  3  9

Property Type: House
Land Size: 875 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,080,000
Median House Price
14/05/2025 - 13/05/2026: \$1,502,500

Comparable Properties

18 Sheringham Dr WHEELERS HILL 3150 (REI)

[Agent Comments](#)

 5  4  3

Price: \$3,400,000
Method:
Date: 01/02/2026
Property Type: House

5 Redleaf Way WHEELERS HILL 3150 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,870,000
Method:
Date: 19/03/2026
Property Type: House



12 Kirstina Rd GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)

 5  5  3

Price: \$3,100,000
Method: Private Sale
Date: 16/03/2026
Property Type: House (Res)
Land Size: 733 sqm approx

Account - Hill Real Estate