

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

2/3 BELLA COURT 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

\$1,006,250

Property type

Unit

Suburb

Wheelers Hill

Period-from

01 Aug 2025

to

31 Jul 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

9A DIRIGO DRIVE WHEELERS HILL VIC 3150	\$1,280,000	20-Mar-26
1/137 JELLS ROAD WHEELERS HILL VIC 3150	\$1,210,000	21-Feb-26
3/21-23 BOTANIC DRIVE GLEN WAVERLEY VIC 3150	\$1,088,888	02-Jun-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: 11 August 2026



**9A DIRIGO DRIVE WHEELERS HILL
VIC 3150**

Sold Price

\$1,280,000

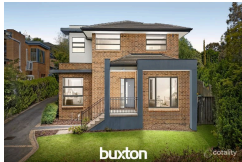
Sold Date

20-Mar-26

 4  3  1

Distance

1.04km



**1/137 JELLS ROAD WHEELERS HILL
VIC 3150**

Sold Price

\$1,210,000

Sold Date

21-Feb-26

 4  2  2

Distance

1.9km



**3/21-23 BOTANIC DRIVE GLEN
WAVERLEY VIC 3150**

Sold Price

\$1,088,888

Sold Date

02-Jun-26

 4  3  2

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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