

## 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

44 GRANTCHESTER 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) (\*Delete single price or range as applicable)

Single Price

\$1,800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,476,500

Property type

House

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 2 WYUNA COURT WHEELERS HILL VIC 3150       | \$1,802,000 | 29-Aug-26 |
| 121 GARNETT ROAD WHEELERS HILL VIC 3150    | \$1,855,000 | 22-Jul-26 |
| 14 BELINDA CRESCENT WHEELERS HILL VIC 3150 | \$1,680,000 | 28-Aug-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: 31 August 2026



**2 WYUNA COURT WHEELERS HILL VIC 3150**

Sold Price

<sup>RS</sup>

**\$1,802,000**

Sold Date

**29-Aug-26**

 5

 2

 2

Distance

**0.23km**



**121 GARNETT ROAD WHEELERS HILL VIC 3150**

Sold Price

<sup>RS</sup>

**\$1,855,000**

Sold Date

**22-Jul-26**

 5

 3

 2

Distance

**0.6km**



**14 BELINDA CRESCENT WHEELERS HILL VIC 3150**

Sold Price

<sup>RS</sup>

**\$1,680,000**

Sold Date

**28-Aug-26**

 5

 3

 2

Distance

**1.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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