

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

8 WILTON CRESCENT 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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 May 2025

to

30 Apr 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 NORWOOD COURT WHEELERS HILL VIC 3150	\$1,485,000	31-Jan-26
104 VIEW MOUNT ROAD WHEELERS HILL VIC 3150	\$1,435,000	05-Dec-25
32 ERSKINE CRESCENT WHEELERS HILL VIC 3150	\$1,330,000	18-Dec-25

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: 18 May 2026


2 NORWOOD COURT WHEELERS HILL VIC 3150
 4  2  2

Sold Price

\$1,485,000

Sold Date

31-Jan-26

Distance

1.66km

104 VIEW MOUNT ROAD WHEELERS HILL VIC 3150
 4  2  4

Sold Price

\$1,435,000

Sold Date

05-Dec-25

Distance

1.66km

32 ERSKINE CRESCENT WHEELERS HILL VIC 3150
 5  3  2

Sold Price

\$1,330,000

Sold Date

18-Dec-25

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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