

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

\$1,450,000

&

\$1,529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jun 2025

to

31 May 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
20 CAMBRIAN CRESCENT WHEELERS HILL VIC 3150	\$1,500,000	19-May-26
19 DARLINGTON AVENUE WHEELERS HILL VIC 3150	\$1,700,000	28-Mar-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: 06 June 2026


2 NORWOOD COURT WHEELERS HILL VIC 3150
 4  2  2

Sold Price

\$1,485,000

Sold Date

31-Jan-26

Distance

1.66km

20 CAMBRIAN CRESCENT WHEELERS HILL VIC 3150
 4  2  2

Sold Price

^{RS} **\$1,500,000**

Sold Date

19-May-26

Distance

0.25km

19 DARLINGTON AVENUE WHEELERS HILL VIC 3150
 4  2  3

Sold Price

^{RS} **\$1,700,000**

Sold Date

28-Mar-26

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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