

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

5 TIKI 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

\$1,400,000

&

\$1,500,000

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

4 SAMANTHA CLOSE WHEELERS HILL VIC 3150	\$1,390,000	07-Mar-26
63 GARNETT ROAD WHEELERS HILL VIC 3150	\$1,400,000	21-Mar-26
20 CAMBRIAN CRESCENT WHEELERS HILL VIC 3150	\$1,500,000	19-May-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: 03 June 2026


4 SAMANTHA CLOSE WHEELERS HILL VIC 3150
 4  3  2

 Sold Price **\$1,390,000** Sold Date **07-Mar-26**

 Distance **1.71km**

63 GARNETT ROAD WHEELERS HILL VIC 3150
 4  2  2

 Sold Price **\$1,400,000** Sold Date **21-Mar-26**

 Distance **1.07km**

20 CAMBRIAN CRESCENT WHEELERS HILL VIC 3150
 4  2  2

 Sold Price ^{RS} **\$1,500,000** Sold Date **19-May-26**

 Distance **3.26km**

RS = Recent sale

UN = Undisclosed Sale

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