

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

158 Whites Lane, Wheelers Hill Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,510,500

Property Type

House

Suburb

Wheelers Hill

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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 six 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
1	23 Bruford Av WHEELERS HILL 3150	\$1,426,000	30/08/2025
2	98 View Mount Rd WHEELERS HILL 3150	\$1,446,000	07/06/2025
3	58 Alex Av WHEELERS HILL 3150	\$1,485,000	22/05/2025

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 six months.~~

This Statement of Information was prepared on:

24/10/2025 11:13



4 2 2

Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
September quarter 2025: \$1,510,500

Comparable Properties



23 Bruford Av WHEELERS HILL 3150 (REI)

Agent Comments

4 3 2

Price: \$1,426,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 654 sqm approx



98 View Mount Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 2 4

Price: \$1,446,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 653 sqm approx



58 Alex Av WHEELERS HILL 3150 (VG)

Agent Comments

4 - -

Price: \$1,485,000
Method: Sale
Date: 22/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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