

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

104 View Mount Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Wheelers Hill

Period - From

06/11/2024

to

05/11/2025

Source

Property Data

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	59 Chancellor Dr WHEELERS HILL 3150	\$1,365,000	02/11/2025
2	5 Austral Ct WHEELERS HILL 3150	\$1,330,000	11/10/2025
3	98 View Mount Rd WHEELERS HILL 3150	\$1,446,000	07/06/2025

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:

06/11/2025 13:41



4 bedrooms 2 bathrooms 2 car spaces

Property Type: house
Land Size: 641 sqm approx

Agent Comments
corner block, land size approx. 641sqm, 4 bedrooms, 2 bathrooms and 2 car spaces

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
06/11/2024 - 05/11/2025: \$1,460,000

Comparable Properties

59 Chancellor Dr WHEELERS HILL 3150 (REI)

Agent Comments

4 bedrooms 2 bathrooms 3 car spaces

Price: \$1,365,000
Method: Auction Sale
Date: 02/11/2025
Property Type: House (Res)
Land Size: 650 sqm approx



5 Austral Ct WHEELERS HILL 3150 (REI)

Agent Comments

4 bedrooms 2 bathrooms 2 car spaces

Price: \$1,330,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 708 sqm approx



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

Agent Comments

4 bedrooms 2 bathrooms 4 car spaces

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