

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

15 Xavier Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,548,000 Property Type House Suburb Wheelers Hill

Period - From 01/10/2025 to 31/12/2025 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	905 Ferntree Gully Rd WHEELERS HILL 3150	\$1,538,000	28/02/2026
2	280 Brandon Park Dr WHEELERS HILL 3150	\$1,510,000	18/12/2025
3	8 Landscape Ct WHEELERS HILL 3150	\$1,500,000	03/12/2025

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:

01/04/2026 09:36



Property Type:
Divorce/Estate/Family Transfers
Land Size: 628 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
December quarter 2025: \$1,548,000

Comparable Properties



905 Ferntree Gully Rd WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,538,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 653 sqm approx



280 Brandon Park Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,510,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 344 sqm approx



8 Landscape Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 834 sqm approx

Account - Barry Plant | P: 03 9803 0400