

# 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 Brownlee Crescent, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### 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	44 Threadbow Cr WHEELERS HILL 3150	\$1,340,550	11/03/2026
2	14 Heath St GLEN WAVERLEY 3150	\$1,348,000	06/12/2025
3	19 Honeysuckle Av WHEELERS HILL 3150	\$1,410,000	09/11/2025

**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 11:27



3   2   2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 681 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 December quarter 2025: \$1,548,000

## Comparable Properties



**44 Threadbow Cr WHEELERS HILL 3150 (REI)**

Agent Comments

3   2   2

**Price:** \$1,340,550  
**Method:** Private Sale  
**Date:** 11/03/2026  
**Property Type:** House  
**Land Size:** 664 sqm approx



**14 Heath St GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,348,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**19 Honeysuckle Av WHEELERS HILL 3150 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 09/11/2025  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

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