

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 4 Malabar Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,478,000 Property Type House Suburb Wheelers Hill

Period - From 01/04/2025 to 31/03/2026 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	274 Lum Rd WHEELERS HILL 3150	\$1,200,000	09/04/2026
2	44 Threadbow Cr WHEELERS HILL 3150	\$1,340,550	11/03/2026
3	21 Graduate Cr WHEELERS HILL 3150	\$1,268,000	04/02/2026

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: 28/05/2026 17:27



Property Type:
Divorce/Estate/Family Transfers
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending March 2026: \$1,478,000

Comparable Properties



274 Lum Rd WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 09/04/2026
Property Type: House
Land Size: 671 sqm approx



44 Threadbaw Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments



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



21 Graduate Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,268,000
Method: Sold Before Auction
Date: 04/02/2026
Property Type: House (Res)
Land Size: 822 sqm approx

Account - Barry Plant | P: 03 9803 0400