

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 \$1,020,000

&

\$1,100,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Wheelers Hill

Period - From 01/04/2026

to

30/06/2026

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	81 Cootamundra Dr WHEELERS HILL 3150	\$1,130,000	18/07/2026
2	48 Xavier Dr WHEELERS HILL 3150	\$1,091,000	20/06/2026
3	33 Tudawali Cr WHEELERS HILL 3150	\$1,102,000	30/05/2026

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:

05/08/2026 11:23



 3  1  1

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$1,020,000 - \$1,100,000
Median House Price
June quarter 2026: \$1,250,000

Comparable Properties

81 Cootamundra Dr WHEELERS HILL 3150 (REI)

Agent Comments

 3  1  4

Price: \$1,130,000
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 677 sqm approx

48 Xavier Dr WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,091,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 641 sqm approx



33 Tudawali Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,102,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 667 sqm approx