

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

33 Marykirk Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Wheelers Hill

Period - From 01/07/2025

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	5 Tiki Ct WHEELERS HILL 3150	\$1,408,888	16/06/2026
2	63 Garnett Rd WHEELERS HILL 3150	\$1,400,000	21/03/2026
3	4 Samantha Ct WHEELERS HILL 3150	\$1,390,000	07/03/2026

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:

02/09/2026 11:06



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 719 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2026: \$1,460,000

Comparable Properties



5 Tiki Ct WHEELERS HILL 3150 (REI)

Agent Comments

 4  3  2

Price: \$1,408,888

Method: Private Sale

Date: 16/06/2026

Property Type: House

Land Size: 877 sqm approx



63 Garnett Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 767 sqm approx



4 Samantha Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,390,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 671 sqm approx

Account - Barry Plant (Monash) | P: 03 9803 0400