

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

18 Ainslie Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

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	2 Renoir Ct WHEELERS HILL 3150	\$1,050,000	12/09/2026
2	48 Rembrandt Dr WHEELERS HILL 3150	\$1,100,000	17/08/2026
3	48 Xavier Dr WHEELERS HILL 3150	\$1,091,000	20/06/2026

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:

21/09/2026 11:45



 3  2  1

Rooms: 5

Property Type: House (Res)

Land Size: 674 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

June quarter 2026: \$1,250,000

Comparable Properties



2 Renoir Ct WHEELERS HILL 3150 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,050,000

Method: Auction Sale

Date: 12/09/2026

Property Type: House (Res)

Land Size: 733 sqm approx



48 Rembrandt Dr WHEELERS HILL 3150 (REI)

[Agent Comments](#)

 4  2  4

Price: \$1,100,000

Method: Private Sale

Date: 17/08/2026

Property Type: House (Res)

Land Size: 652 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

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