Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 07/11/26

Property offered for sale

Address
Including suburb and postcode: 819 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	5	2	2	-	869m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $1,000,000 & $1,100,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $1,000,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	$1,478,000	Property type	House	Suburb	Wheelers Hill
Period: from	01 Nov 2025	to	31 Oct 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
800 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150	$1,020,000	22-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	4	-	656m²

Comparable property 2

Address	Sale price	Date of sale
48 REMBRANDT DRIVE WHEELERS HILL VIC 3150	$1,100,000	17-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	4	141m²	652m²

Comparable property 3

Address	Sale price	Date of sale
18 AINSLIE DRIVE WHEELERS HILL VIC 3150	$1,100,000	04-Oct-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	3	160m²	674m²

Reason there are fewer than three comparable properties

☐ ~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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800 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150

Sold Price **$1,020,000** Sold Date **22-May-26**

HOUSE

3 | 2 | 4 | 656m² | - | Distance **0.09km**

Notes from your agent

The two properties are located closed and have similar land sizes. Both were built around a similar period and are located within the same school zone, supporting strong comparability. This property presents in better internal condition.with this property likely attracting stronger buyer appeal due to its superior presentation.



48 REMBRANDT DRIVE WHEELERS HILL VIC 3150

Sold Price **$1,100,000** Sold Date **17-Aug-26**

HOUSE

4 | 2 | 4 | 652m² | 141m² | Distance **0.37km**

Notes from your agent

The two properties are located approximately 300 metres apart and have similar land sizes. similar period and fall within the same school zone, However, this property is positioned on a main road, which is considered an inferior location compared to the subject property. Despite this, the close proximity and shared characteristics indicate a clear relationship between their sale prices.

RS = Recent sale **UN** = Undisclosed Sale

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18 AINSLIE DRIVE WHEELERS HILL VIC 3150 Sold Price

HOUSE

4 2 3 674m² 160m²

Sold Date **04-Oct-26**

Distance **0.62km**

Notes from your agent

The two properties are located approximately 100 metres apart and have similar land sizes. similar period and fall within the same school zone, However, this property is positioned on a main road, which is considered an inferior location compared to the subject property. Despite this, the close proximity and shared characteristics indicate a clear relationship between their sale prices.

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