

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

63 Phoenix Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/01/2026

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	8 Drysdale Ct WHEELERS HILL 3150	\$1,238,000	23/05/2026
2	6 Elkins Ct WHEELERS HILL 3150	\$1,190,000	16/05/2026
3	4 Elmstead Dr WHEELERS HILL 3150	\$1,180,000	11/04/2026

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:

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Indicative Selling Price
\$1,300,000

Median House Price
March quarter 2026: \$1,350,000



 4  2  2

Property Type: House (Res)
Land Size: 654 sqm approx
Agent Comments

Comparable Properties

8 Drysdale Ct WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,238,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 660 sqm approx



6 Elkins Ct WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  4

Price: \$1,190,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)



4 Elmstead Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,180,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 660 sqm approx

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