

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

19 Tom Begg Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,413,500

Property Type

House

Suburb

Wheelers Hill

Period - From

01/07/2024

to

30/06/2025

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	18 Homestead Dr WHEELERS HILL 3150	\$1,700,000	07/06/2025
2	164 Whites La WHEELERS HILL 3150	\$1,622,000	01/03/2025
3	124 View Mount Rd WHEELERS HILL 3150	\$1,685,000	22/02/2025

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:

23/07/2025 16:20

19 Tom Begg Court, Wheelers Hill Vic 3150



6 3 2

Property Type: House (Res)
Land Size: 909 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending June 2025: \$1,413,500

Comparable Properties



18 Homestead Dr WHEELERS HILL 3150 (REI)

Agent Comments

5 3 2

Price: \$1,700,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 660 sqm approx



164 Whites La WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 3 2

Price: \$1,622,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House
Land Size: 656 sqm approx

124 View Mount Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 2 1

Price: \$1,685,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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