

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

1 Beilby Close, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,080,000 Property Type House Suburb Upper Ferntree Gully

Period - From 01/10/2025 to 31/12/2025 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	31 Station St FERNTREE GULLY 3156	\$842,500	21/01/2026
2	32 Fern Rd UPPER FERNTREE GULLY 3156	\$792,000	14/01/2026
3	17 Glenfern Rd FERNTREE GULLY 3156	\$810,000	24/11/2025

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:

20/03/2026 15:08

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3 1 4

Property Type: House (Res)
Land Size: 1004 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
December quarter 2025: \$1,080,000

Comparable Properties



31 Station St FERNTREE GULLY 3156 (REI/VG)

Agent Comments

2 1 2

Price: \$842,500
Method: Auction Sale
Date: 21/01/2026
Property Type: House
Land Size: 993 sqm approx



32 Fern Rd UPPER FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4 1 2

Price: \$792,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 1487 sqm approx



17 Glenfern Rd FERNTREE GULLY 3156 (VG)

Agent Comments

3 - -

Price: \$810,000
Method: Sale
Date: 24/11/2025
Property Type: House (Res)
Land Size: 1097 sqm approx

Account - Jellis Craig | P: 03 88498088



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