

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

177 Ferntree Gully Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/07/2025 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	61 Therese Av MOUNT WAVERLEY 3149	\$1,040,000	01/08/2026
2	1 Ben Hogan Ct MOUNT WAVERLEY 3149	\$1,020,000	25/07/2026
3	9a Ian Gr MOUNT WAVERLEY 3149	\$961,000	25/04/2026

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:

15/09/2026 08:09



3 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000

Median House Price
Year ending June 2026: \$1,615,500

Comparable Properties



61 Therese Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,040,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 654 sqm approx



1 Ben Hogan Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

1 1 1

Price: \$1,020,000
Method: Private Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 652 sqm approx



9a Ian Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 2 1

Price: \$961,000
Method: Auction Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 310 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481