

# 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 Mciver Street, Ferntree Gully Vic 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$850,000

### Median sale price

Median price

\$965,000

Property Type

House

Suburb

Ferntree Gully

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 | 12 Oaklands Av FERNTREE GULLY 3156    | \$811,500 | 30/05/2026   |
| 2 | 9 Yarrowee St FERNTREE GULLY 3156     | \$775,000 | 26/05/2026   |
| 3 | 1 Beilby CI UPPER FERNTREE GULLY 3156 | \$825,000 | 20/05/2026   |

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:

03/08/2026 10:49

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4 1 1

**Property Type:** House

**Land Size:** 1089 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

Year ending June 2026: \$965,000

## Comparable Properties



**12 Oaklands Av FERNTREE GULLY 3156 (REI)**

**Agent Comments**

3 2 2

**Price:** \$811,500

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)

**Land Size:** 1056 sqm approx

**9 Yarrowee St FERNTREE GULLY 3156 (VG)**

**Agent Comments**

3 - -

**Price:** \$775,000

**Method:** Sale

**Date:** 26/05/2026

**Property Type:** House (Res)

**Land Size:** 1117 sqm approx



**1 Beilby Ct UPPER FERNTREE GULLY 3156 (REI/VG)**

**Agent Comments**

3 1 4

**Price:** \$825,000

**Method:** Sold Before Auction

**Date:** 20/05/2026

**Property Type:** House (Res)

**Land Size:** 1004 sqm approx

**Account - Jellis Craig | P: 03 9870 6211**