

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

6 Johns Street, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$660,000

&

\$720,000

Median sale price

Median price

\$920,001

Property Type

House

Suburb

Upper Ferntree Gully

Period - From

01/04/2025

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	3 Irene Av UPPER FERNTREE GULLY 3156	\$687,000	11/02/2026
2	27 Old Belgrave Rd UPPER FERNTREE GULLY 3156	\$612,000	12/12/2025
3	23 Old Belgrave Rd UPPER FERNTREE GULLY 3156	\$655,000	09/12/2025

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:

02/06/2026 10:18



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 943 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median House Price

Year ending March 2026: \$920,001

Comparable Properties

**3 Irene Av UPPER FERNTREE GULLY 3156 (REI/VG)**

Agent Comments

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Price: \$687,000**Method:** Private Sale**Date:** 11/02/2026**Property Type:** House**Land Size:** 832 sqm approx**27 Old Belgrave Rd UPPER FERNTREE GULLY 3156 (REI/VG)**

Agent Comments

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 1

Price: \$612,000**Method:** Private Sale**Date:** 12/12/2025**Property Type:** House**Land Size:** 933 sqm approx**23 Old Belgrave Rd UPPER FERNTREE GULLY 3156 (REI/VG)**

Agent Comments

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 2
 2

Price: \$655,000**Method:** Private Sale**Date:** 09/12/2025**Property Type:** House**Land Size:** 981 sqm approx

Account - Jellis Craig | P: (03) 9908 5700