

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

77 Ferntree Gully Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2026 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	210 Huntingdale Rd HUNTINGDALE 3166	\$1,020,000	27/07/2026
2	49 Burlington St OAKLEIGH 3166	\$1,080,000	06/06/2026
3	24 Turnbull Av OAKLEIGH EAST 3166	\$1,115,000	09/05/2026

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:

07/09/2026 10:05



 4  1  2

Property Type:

Agent Comments

Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

June quarter 2026: \$1,550,000

Comparable Properties



210 Huntingdale Rd HUNTINGDALE 3166 (REI)

 3  1  1

Price: \$1,020,000

Method: Private Sale

Date: 27/07/2026

Property Type: House (Res)

Agent Comments

Superior location, inferior land size



49 Burlington St OAKLEIGH 3166 (REI/VG)

 3  2  2

Price: \$1,080,000

Method: Auction Sale

Date: 06/06/2026

Property Type: House

Land Size: 424 sqm approx

Agent Comments

Superior location, inferior land size



24 Turnbull Av OAKLEIGH EAST 3166 (REI/VG)

 4  2  2

Price: \$1,115,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 733 sqm approx

Agent Comments

Inferior location, superior internal finishes

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036