

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

22 Hilltop Road, Upper Ferntree Gully, Vic 3156

Indicative selling price

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

range between

\$880,000

&

\$950,000

Median sale price

Median price

\$920,001

Property type

House

Suburb

Upper Ferntree Gully

Period - From

01/02/2025

to

31/01/2026

Source



PropTrack

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
21 Moore Street, Ferntree Gully, VIC 3156	\$897,000	09/12/2025
35 CLEMATIS AVENUE, Ferntree Gully, VIC 3156	\$872,500	07/11/2025
74 Forest Road, Ferntree Gully, VIC 3156	\$889,000	20/09/2025

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:

16/02/2026