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	24 Fern Road, Upper Ferntree Gully, Vic 3156

Indicative selling price

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

range between $740,000 & $800,000

Median sale price

Median price	$920,000	Property type	*House*	Suburb	Upper Ferntree Gully

Period - From 01/04/2025 to 31/03/2026 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
1349 Burwood Highway, Upper Ferntree Gully, VIC 3156	$766,000	24/02/2026
31 Old Belgrave Road, Upper Ferntree Gully, VIC 3156	$780,000	23/12/2025
39 Old Belgrave Road, Upper Ferntree Gully, VIC 3156	$835,000	20/02/2026

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: 28/04/2026