

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 8 Baldwin Avenue, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$940,000 Property Type House Suburb Upper Ferntree Gully

Period - From 08/04/2025 to 07/04/2026 Source Property Data

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	7 Pioneer Av UPWEY 3158	\$1,028,000	10/12/2025
2	97 Alexander Av UPWEY 3158	\$1,025,000	25/11/2025
3	16 Baldwin Av UPPER FERNTREE GULLY 3156	\$1,080,000	04/11/2025

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: 08/04/2026 16:44



4 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 1134 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
08/04/2025 - 07/04/2026: \$940,000

Comparable Properties



7 Pioneer Av UPWEY 3158 (REI/VG)

[Agent Comments](#)

4 2 6

Price: \$1,028,000
Method: Private Sale
Date: 10/12/2025
Property Type: House
Land Size: 984 sqm approx



97 Alexander Av UPWEY 3158 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$1,025,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 997 sqm approx



16 Baldwin Av UPPER FERNTREE GULLY 3156 (REI/VG) [Agent Comments](#)

4 3 2

Price: \$1,080,000
Method: Private Sale
Date: 04/11/2025
Property Type: House
Land Size: 1252 sqm approx

Account - Barry Plant | P: 03 9735 3300