

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

3 HUGHES ROAD UPPER FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Upper Ferntree
Gully

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

18 JEAN STREET UPPER FERNTREE GULLY VIC 3156	\$1,120,000	20-Feb-26
8 BALDWIN AVENUE UPPER FERNTREE GULLY VIC 3156	\$1,050,000	28-Apr-26
15 ALMA AVENUE FERNTREE GULLY VIC 3156	\$1,200,000	01-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 16 June 2026



18 JEAN STREET UPPER FERNTREE GULLY VIC 3156 Sold Price **\$1,120,000** Sold Date **20-Feb-26**

 3  2  1

Distance **0.12km**



8 BALDWIN AVENUE UPPER FERNTREE GULLY VIC 3156 Sold Price **\$1,050,000** Sold Date **28-Apr-26**

 4  2  2

Distance **1.28km**



15 ALMA AVENUE FERNTREE GULLY VIC 3156 Sold Price ^{RS} **\$1,200,000** Sold Date **01-Apr-26**

 4  3  2

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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