

# Harcourts Rowville

## 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: 10 Alexandra Street Upper Ferntree Gully VIC 3156

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range \$700,000 to \$770,000

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#### Median sale price

Median Price: \$920,000

Property Type: House

Suburb: Upper Ferntree Gully VIC 3156

Period From: April 2025 to June 2025

Source: RP Data – Core Logic

#### Comparable property sales

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: 12<sup>th</sup> August 2025