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	10 GRANDVIEW CRESCENT 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~~		or range between	$800,000	&	$880,000

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
1345 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156	$850,000	29-Apr-26
39 OLD BELGRAVE ROAD UPPER FERNTREE GULLY VIC 3156	$835,000	20-Feb-26
1359 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156	$850,000	05-Mar-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: 30 June 2026

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1345 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156

3 1 2

Sold Price **$850,000** Sold Date **29-Apr-26**

Distance **0.9km**

39 OLD BELGRAVE ROAD UPPER FERNTREE GULLY VIC 3156

4 2 2

Sold Price **$835,000** Sold Date **20-Feb-26**

Distance **0.85km**

1359 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156

3 2 4

Sold Price **$850,000** Sold Date **05-Mar-26**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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