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	2/39 MOUNT VIEW 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~~		or range between	$780,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$501,750	Property type	Unit	Suburb	Upper Ferntree Gully
Period-from	01 Feb 2025	to	31 Jan 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
26 WATLING GROVE FERNTREE GULLY VIC 3156	$821,000	01-Nov-25
6/45 CONN STREET FERNTREE GULLY VIC 3156	$780,000	09-Feb-26
29B JOHNSON DRIVE FERNTREE GULLY VIC 3156	$800,000	16-Sep-25

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: 13 February 2026

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26 WATLING GROVE FERNTREE GULLY VIC 3156

3 2 2

Sold Price **$821,000** Sold Date **01-Nov-25**

Distance **4.02km**

6/45 CONN STREET FERNTREE GULLY VIC 3156

3 2 2

Sold Price RS **$780,000** Sold Date **09-Feb-26**

Distance **2.86km**

29B JOHNSON DRIVE FERNTREE GULLY VIC 3156

3 2 2

Sold Price **$800,000** Sold Date **16-Sep-25**

Distance **4.25km**

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

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