

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

9 RAILWAY AVENUE 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

House

Suburb

Upper Ferntree
Gully

Period-from

01 Sep 2024

to

31 Aug 2025

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

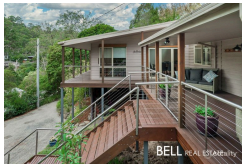
Date of sale

80 OLD BELGRAVE ROAD UPPER FERNTREE GULLY VIC 3156	\$920,000	19-May-25
1313 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156	\$920,001	30-May-25
5 ROSE STREET UPPER FERNTREE GULLY VIC 3156	\$900,000	23-Jan-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: 09 September 2025



**80 OLD BELGRAVE ROAD UPPER
FERNTREE GULLY VIC 3156**

Sold Price **\$920,000** Sold Date **19-May-25**

 4  2  2

Distance **1.59km**



**1313 BURWOOD HIGHWAY UPPER
FERNTREE GULLY VIC 3156**

Sold Price **\$920,001** Sold Date **30-May-25**

 4  2  3

Distance **0.74km**



**5 ROSE STREET UPPER FERNTREE
GULLY VIC 3156**

Sold Price **\$900,000** Sold Date **23-Jan-25**

 3  1  4

Distance **0.36km**

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

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