

# 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

2/19 Railway Avenue, 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)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$918,000 Property Type House Suburb Upper Ferntree Gully

Period - From 01/10/2024 to 30/09/2025 Source REIV

### 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 six 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 10 Cornhill St FERNTREE GULLY 3156 | \$480,000 | 23/06/2025   |
| 2 |                                    |           |              |
| 3 |                                    |           |              |

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 six months.~~

This Statement of Information was prepared on: 13/11/2025 20:40



1 1 1

Property Type:  
Flat/Unit/Apartment (Res)  
Agent Comments

Indicative Selling Price  
\$480,000 - \$520,000  
Median House Price  
Year ending September 2025: \$918,000

Comparable Properties



10 Cornhill St FERNTREE GULLY 3156 (VG)

Agent Comments

3 - -

Price: \$480,000  
Method: Sale  
Date: 23/06/2025  
Property Type: House (Res)  
Land Size: 1034 sqm approx

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.