

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

727 Burwood Highway, Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$935,000

Median sale price

Median price \$940,000 Property Type House Suburb Ferntree Gully

Period - From 01/01/2025 to 31/12/2025 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	3 Leyland Rd FERNTREE GULLY 3156	\$870,000	22/01/2026
2	27 Moira Av FERNTREE GULLY 3156	\$930,000	21/12/2025
3	15 Lyell Rd BORONIA 3155	\$890,000	13/12/2025

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:

10/03/2026 09:15



Property Type: House
Land Size: 733 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending December 2025: \$940,000

Comparable Properties



3 Leyland Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 22/01/2026
Property Type: House
Land Size: 738 sqm approx



27 Moira Av FERNTREE GULLY 3156 (VG)

Agent Comments



Price: \$930,000
Method: Sale
Date: 21/12/2025
Property Type: House (Res)
Land Size: 716 sqm approx



15 Lyell Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$890,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 783 sqm approx

Account - Woodards | P: 0390563899