

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

379 Scoresby Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between

\$860,000

&

\$920,000

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	13 Nerissa St FERNTREE GULLY 3156	\$902,000	21/02/2026
2	19 Malua Rd FERNTREE GULLY 3156	\$885,000	19/10/2025
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:

20/03/2026 08:59

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3 2 1

Property Type: House (Res)
Land Size: 716 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$920,000
Median House Price
Year ending December 2025: \$940,000

Comparable Properties



13 Nerissa St FERNTREE GULLY 3156 (REI)

Agent Comments

3 1 1

Price: \$902,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 726 sqm approx



19 Malua Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 19/10/2025
Property Type: House
Land Size: 726 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.

Account - Jellis Craig | P: 03 9726 8888