

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 3/492 Scoresby Road, Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$670,000 & \$737,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Ferntree Gully

Period - From 25/06/2025 to 24/06/2026 Source Property Data

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 Sheraton Cr FERNTREE GULLY 3156	\$732,000	20/05/2026
2	1/16 Harwell Rd FERNTREE GULLY 3156	\$700,000	13/05/2026
3	1/4 Kent St KNOXFIELD 3180	\$743,000	07/02/2026

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: 25/06/2026 10:23



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$737,000
Median Unit Price
25/06/2025 - 24/06/2026: \$720,000

Comparable Properties



3 Sheraton Cr FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$732,000
Method: Private Sale
Date: 20/05/2026
Property Type: House (Res)
Land Size: 640 sqm approx



1/16 Harwell Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 13/05/2026
Property Type: Unit
Land Size: 330 sqm approx



1/4 Kent St KNOXFIELD 3180 (REI/VG)

Agent Comments



Price: \$743,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 358 sqm approx

Account - Hill Real Estate