

## 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

12 VERNON STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Upper Ferntree  
Gully

Period-from

01 Apr 2025

to

31 Mar 2026

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

10 THOMPSON ROAD UPWEY VIC 3158	\$1,080,000	06-Mar-26
4 RILEY ROAD UPWEY VIC 3158	\$1,000,000	17-Apr-26
13 OAKLAND AVENUE UPWEY VIC 3158	\$1,110,000	12-Dec-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: 23 April 2026



**10 THOMPSON ROAD UPWEY VIC 3158**

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **06-Mar-26**

 4  3  2

Distance **1.65km**



**4 RILEY ROAD UPWEY VIC 3158**

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **17-Apr-26**

 4  3  2

Distance **1.92km**



**13 OAKLAND AVENUE UPWEY VIC 3158**

Sold Price <sup>RS</sup> **\$1,110,000** Sold Date **12-Dec-25**

 4  4  1

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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