

# 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

19 Mayfair Drive, 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$912,000

Property Type

House

Suburb

Ferntree Gully

Period - From

01/04/2025

to

30/06/2025

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	87 Blackwood Park Rd FERNTREE GULLY 3156	\$1,025,000	19/06/2025
2	290 Windermere Dr FERNTREE GULLY 3156	\$1,091,000	14/06/2025
3	4 Murdoch Ct FERNTREE GULLY 3156	\$1,124,500	01/02/2025

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:

19/07/2025 13:02

19 Mayfair Drive, Ferntree Gully Vic 3156



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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
June quarter 2025: \$912,000

## Comparable Properties



**87 Blackwood Park Rd FERNTREE GULLY 3156 (REI)**

**Agent Comments**



**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 19/06/2025  
**Rooms:** 6  
**Property Type:** House (Res)



**290 Windermere Dr FERNTREE GULLY 3156 (REI)**

**Agent Comments**



**Price:** \$1,091,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**4 Murdoch Ct FERNTREE GULLY 3156 (REI/VG)**

**Agent Comments**



**Price:** \$1,124,500  
**Method:** Auction Sale  
**Date:** 01/02/2025  
**Property Type:** House  
**Land Size:** 806 sqm approx

**Account - Hill Real Estate**



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