## 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									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale p	rice								
Median price	\$912,000	Pro	operty Type	Hou	se		Suburb	Ferntree Gully	
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress 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



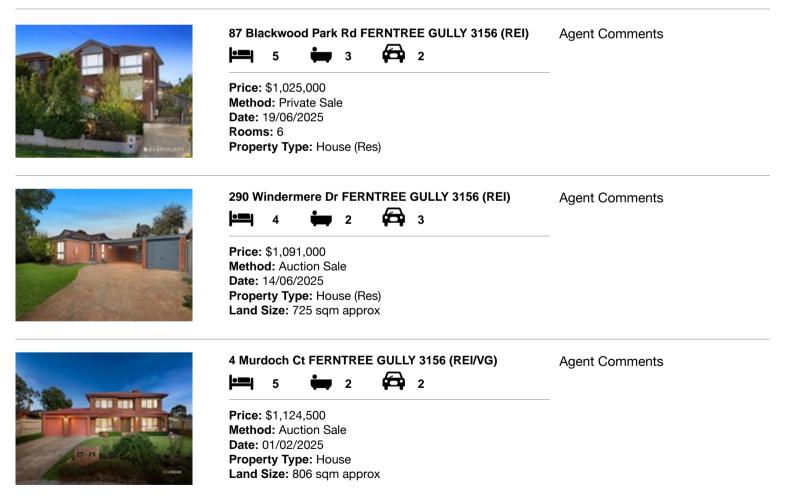
0418 787 772 darren@hillre.com.au





Property Type: Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2025: \$912,000

# **Comparable Properties**



#### Account - Hill Real Estate



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